

Kenzley Title Group, Inc.
agent for
Chicago Title Insurance Co

Transaction Identification Data for reference only:

Issuing Agent: KENZLEY TITLE GROUP, INC.
Issuing Office: 224 W River Rd, Dixon, IL 61021
ALTA® Universal ID:
Loan ID Number:
Commitment Number: KL243213COM
Issuing Office File Number: KL243213COM
Property Address: 000 St. Mary's Road, Sublette, IL 61367
Revision Number:

SCHEDULE A

1. Commitment Date: November 22, 2021 at 07:59 AM
2. Policy to be issued:
 - (a) **Owner's Policy: ALTA - 2006 (6/17/06)**
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.
Proposed Policy Amount: \$ 10,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
Larry R. Schaefer, as to an undivided 1/3 interest


Randy H. Schaefer, as Trustee under the provisions of a Trust Agreement dated March 11, 1997 and known as the Randy H. Schaefer Revocable Living Trust, as to an undivided 1/3 interest

Lori A. Meagher, as to an undivided 1/3 interest
6. The Land is described as follows:

SEE EXHIBIT A ATTACHED HERETO

Kenzley Title Group, Inc.

By: _____



Authorized Signatory

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AMERICAN
LAND TITLE
ASSOCIATION



Commitment No. KL243213COM

Kenzley Title Group, Inc.
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Chicago Title Insurance Co
SCHEDULE B, PART I
Requirements

Commitment No. KL243213COM

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

- A. Warranty Deed from Larry R. Schaefer and spouse, if any, conveying fee simple title to Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.

NOTE: Plat Act Affidavit must accompany deed called for above.

- B. Trustee's Deed from Randy H. Schaefer, as Trustee under the provisions of a Trust Agreement dated March 11, 1997 and known as the Randy H. Schaefer Revocable Living Trust conveying fee simple title to Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.

NOTE: Plat Act Affidavit must accompany deed called for above.

- C. Warranty Deed from Lori A. Meagher and spouse, if any, conveying fee simple title to Purchaser with contractual rights under a purchase agreement with the vested owner identified at item 4 below.

NOTE: Plat Act Affidavit must accompany deed called for above.

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Commitment No. KL243213COM

SCHEDULE B
(Continued)

Commitment No. KL243213COM

D. We should be furnished the following:

a) A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, OR

b) In the alternative, the trustee, in his or her sole discretion, may deliver to the Kanzley Title Group, Inc. a full copy the trust agreement together with all amendments thereto.

Kanzley Title Group, Inc. reserves the right to add additional items or make further requirements after review of the requested information.

E. Termination of Leases, if any.

F. Termination of Financing Statements, if any.

G. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. This Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

Notes for Information

1. The coverage afforded by this Commitment and any policy issued pursuant hereto shall not commence prior to the date on which all charges properly billed by the Company have been fully paid.
2. Extended coverage will be provided at no additional charge on all residential owners' policies if the Company is furnished a properly executed ALTA statement and current ALTA/ACSM or Illinois Land Title Survey certified to the Company. Matters disclosed by the above documentation will be shown specifically.

If the property to be insured is unimproved, or is improved with a structure other than one containing no more than four residential units, extended coverage over the six general exceptions must be requested and an additional charge will be made for such coverage. The Company should be furnished a properly executed ALTA statement and a current ALTA/ACSM or Illinois Land Title Survey certified to the Company. Matters disclosed by the above documentation will be shown specifically.

3. Mortgage policies insuring a first lien position on one to four family properties will contain our Environmental Protection Lien, ALTA endorsement - Form 8.1.
4. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving

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Commitment No. KL243213COM

SCHEDULE B
(Continued)

Commitment No. KL243213COM

Land that is associated with these activities.

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Commitment No. KL243213COM

SCHEDULE B
(Continued)

Commitment No. KL243213COM

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
7. PARCEL 1:
Taxes for the year 2021 and subsequent years.

P.I.N. Number: 13-21-33-100-003

(2020 \$3,540.06 PAID)

Note - The following is for informational purposes only:

Exemption: None

Lot Dimensions: 80.00 acres

Township: May

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Commitment No. KL243213COM

SCHEDULE B
(Continued)

Commitment No. KL243213COM

8. PARCEL 2:
Taxes for the year 2021 and subsequent years.

P.I.N. Number: 13-21-33-200-001

(2020 \$925.68 PAID)

Note - The following is for informational purposes only:

Exemption: None

Lot Dimensions: 20.00 acres

Township: May

P.I.N. Number: 13-21-33-200-002

(2020 \$944.30 PAID)

Note - The following is for informational purposes only:

Exemption: None

Lot Dimensions: 20.00 acres

Township: May

9. NOTE: All references to acreage are for informational purposes only and no insurance of acreage is intended nor implied.
10. Title to, and easements in, any portion of the land lying within any highways, roads, streets, alleys or other ways.
11. Right of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
12. This land falls within the Lee County Soil Conservation District and is subject to the Rules and Regulations thereof
13. Terms, powers, and provisions of the trust under which title to the land is held.

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EXHIBIT A

PARCEL 1:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 33, Township 19 North, Range 10 East of the Fourth Principal Meridian; all situated in the Township of May, County of Lee and State of Illinois.

PARCEL 2:

The West Half (W 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section 33, Township 19 North, Range 10 East of the Fourth Principal Meridian; all situated in the Township of May, County of Lee and State of Illinois.