



Illinois Real Estate Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704
Phone: (217) 787-3330
Fax: (217) 787-3331

PRE SALE REPORT

Agency File No.: 202214188IL

Effective Date of Report: May 25, 2022

Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hertz Associated Limited Profit Sharing Plan
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of DeWitt, City of and is described as follows:

That part of the Northwest Quarter of Fractional Section 30, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois, lying North of the North right-of-way line of the Canadian National/Illinois Central Railroad (CN/IC RR), described as beginning at the West Quarter corner of Section 30, Township 19 North, Range 1 East of the Third Principal Meridian, DeWitt County, Illinois; running thence North 00 degrees 00 minutes 00 seconds East for 2669.17 feet; thence South 89 degrees 10 minutes 46 seconds East for 1747.11 feet; thence South 00 degrees 36 minutes 05 seconds West for 1986.42 feet to a point on the North right-of-way line of the CN/IC Railroad; thence South 59 degrees 55 minutes 17 seconds West along the said North right-of-way line for 1323.61 feet to the point of intersection with the South line of the Northwest Quarter of said Section 30; thence North 89 degrees 27 minutes 15 seconds West for 580.74 feet to the point of beginning. EXCEPT for the following described tract: Commencing at the Southwest corner of the Northwest Quarter of said Section 30; thence North 1 rod; thence East to the Northwest right-of-way line of the CN/IC RR; thence continuing Southwest with said right of way to the South line of the Northwest Quarter; thence West to the point of beginning.

Situated in DeWitt County, Illinois.

Commonly known as: Farmland
IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

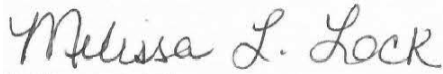
1. Taxes for the year 2021, and subsequent years, not yet due and payable.
Tax I.D. No. 11-30-100-003. Taxes for the year 2020 paid in the amount of \$5,031.54.
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Matters shown on Plat recorded in Book 388 at page 6.

5. Rights or claims of parties in possession not shown by the public records.
6. Title to that portion of the Land lying within the bounds of the railroad right of way of Canadian National/Illinois Central Railroad Railroad.

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

Issued through the Office of:
Illinois Real Estate Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704
Tel. (217) 787-3330 Fax (217) 787-3331
Email info@iltitlecenter.com



Authorized Countersignature



Invoice

Remit payment to:

Illinois Real Estate Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704

Phone: (217) 787-3330
Fax: (217) 787-3331

Billed to:

Livingston, Barger, Brandt & Schroeder,
LLP
115 W Jefferson Ste 400
Bloomington, IL 61701

Lender and Loan Number:

Invoice number: 202214188IL
Invoice date: June 24, 2022
Our file number: 202214188IL

Buyer(s)/Borrower(s):

Hertz Associated Limited Profit Sharing Plan

Property:

Farmland
IL
DeWitt County

Brief legal: DeWitt County, IL

DESCRIPTION**AMOUNT****Other Charges**

Letter Search

350.00

Other Sub-Total

\$350.00

Total Charges	\$ 350.00
Balance due:	\$ 350.00

Thank you!