



Invoice

Billed to:

Livingston, Barger, Brandt & Schroeder, LLP

Lender and Loan Number:

TO COME

Invoice number: 202317119IL

Invoice date: November 29, 2023

Our file number: 202317119IL

Buyer(s)/Borrower(s):

TO COME

Property:

E. 11th Road and N. 3rd Road
Dana, IL 61321
La Salle County

Brief legal: La Salle County, IL

Mortgagee Policy:	Coverage Amount:	10,000.00
	Name of Insured:	TO COME
Owner Policy:	Coverage Amount:	10,000.00
	Name of Insured:	TO COME

DESCRIPTION	BUYER AMOUNT	SELLER AMOUNT	AMOUNT
Premium:			
Loan Policy (Coverage \$10,000.00)	100.00	0.00	100.00
Owner's Policy (Coverage \$10,000.00)	0.00	100.00	100.00
Premium Sub-Total	\$100.00	\$100.00	\$200.00
Title Services:			
State Tax Fee	3.00	3.00	6.00
Title Services Sub-Total	\$3.00	\$3.00	\$6.00
Other Charges:			
CPL - Buyer	25.00	0.00	25.00
CPL - Lender	25.00	0.00	25.00
CPL - Seller	0.00	50.00	50.00
Search Fee - Buyer	125.00	0.00	125.00
Search Fee - Seller	0.00	275.00	275.00
Other Charges Sub-Total	\$175.00	\$325.00	\$500.00

Total Charges	\$ 706.00
Balance due:	\$ 706.00

Closing Disclosure Credit/Debit:

Buyer	Seller
\$0.00	\$0.00

Thank you for letting the Title Center help you get to closing!

Please note:
If we are providing settlement services the invoice above may not include all service charges. Please contact your Settlement Officer for any settlement related fees.

Investors Title Insurance Company

P.O. Drawer 2687, Chapel Hill, North Carolina 27515-2687
919.968.2200 | invtitle.com

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: The Title Center
Commitment No.: 202317119IL
Issuing Office File No.: 202317119IL
Property Address: E. 11th Road and N. 3rd Road, Dana, IL 61321

SCHEDULE A

1. Commitment Date: November 7, 2023 at 08:00 AM
2. Policy to be issued:
 - a. ALTA 2021 Owner's Policy
Proposed Insured: TO COME
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple
 - b. ALTA 2021 Loan Policy
Proposed Insured: TO COME, its successors and/or assigns as their interests may appear
Proposed Amount of Insurance: \$10,000.00
The estate or interest to be insured: Fee Simple
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date, vested in:

Mary E. Dermody f/k/a Marybeth Kelley

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Investors Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE A (Continued)

5. The Land is described as follows:

The Southwest Quarter of the Southwest Quarter of Section 13, Township 29 North, Range 2 East of the Third Principal Meridian, situated in LaSalle County, Illinois.

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



Authorized Countersignature

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SCHEDULE B, PART I - Requirements

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.
5. Receipt of satisfactory, notarized Seller/Borrower Affidavit (Form SB-1, copy attached).
6. Duly authorized and executed deed from Mary E. Dermody, vesting fee simple title in TO COME.
7. Duly authorized and executed Mortgage by TO COME in favor of TO COME in the amount of \$10,000.00.
8. In order to issue final policy(ies) (a) Agency must obtain final title update; and (b) settlement agent must provide all required documentation as noted in Commitment.
9. In order to insure the accuracy of this commitment, an update on title must be performed prior to closing if more than thirty (30) days elapse between the Commitment Date shown in Schedule A and the date of closing. Please advise as to the scheduled closing date as soon as possible to insure that all necessary updates are obtained in a timely manner.

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

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

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes for the year 2022, and subsequent years.
Tax I.D. No. 37-13-302-000. Taxes for the year 2022 are DELINQUENT in the amount of \$1,733.22 plus penalties.
3. 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.
4. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
5. Memorandum of Underground Electrical Line and Associated Access Easement by and between Mary E. Dermody (f/k/a Marybeth Kelley) ("Grantor") and Heartland Wind LLC, an Oregon limited liability company ("Grantee"), dated 09/15/20 and recorded 12/15/20 as Document No. 2020-19398; First Amendment dated 09/18/23 and recorded 10/26/23 as Document No. 2023-11170.
6. Rights or claims of parties in possession not shown by the Public Records.
7. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line

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overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land. Paragraph 2 (c) of the Covered Risks is hereby deleted.

8. Mortgage from for the benefit of recorded **TBD** as Document No. **TBD**, securing a note in the original principal sum of \$0.00, and any other obligations secured thereby and/or described therein.

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

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