



The Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704
Phone: (217) 787-3330
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PRE SALE REPORT

Agency File No.: 202411047IL

Effective Date of Report: February 20, 2024 Time: 08:00 AM

1. Pre Sale Report supplied to: Hertz Real Estate Services
2. The records indicate that Fee Simple title to the following property is vested in: Hope M. Moore and Benjamin K. Tieszen, as tenants in common
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Tazewell, City of Delavan and is described as follows:

The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 22 North, Range 5 West of the Third Principal- Meridian (3n1 P.M.), Tazewell County Illinois;
AND

An easement for ingress and egress over and across the East 30 feet of the West Half (W1/2) of the Southeast Quarter (SE1/4) of Section 11 and the East 30 feet of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 14, Township 22 North, Range 5 West of the Third Principal Meridian (3rd P.M.).

Situated in Tazewell County Illinois.

Commonly known as: IL Rte(off of)
Delavan, IL 61734

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 2023, and subsequent years, not yet due and payable. Tax I.D. No. 20-20-14-200-001. Taxes for the year 2022 paid in the amount of \$1,530.84.
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. Building setback lines and utility and drainage easements as shown on the recorded plat of subdivision.
5. Agreement as to Easement of Access for Farming Purposes recorded in Book 947 at Page 270 as Document Number 525195.
6. This policy does not insure against loss or damage and the Company will not pay costs, attorneys', or expenses resulting from:

- (a) Roads, ways or easements or claims of easements not shown by the Public Records.
- (b) Any lien, or right to a lien, for services, labor, materials, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- (c) Pending assessments by any taxing authority not yet filed in the Public Records.

7. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line 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.

Note: Title Insurance insured by Investors Title Insurance Company through The 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:
The Title Center, LLC
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Springfield, IL 62704
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