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August 21, 2025

Gladys M. Swanson Trust dated April 30, 1993
Preliminary Title Opinion

To Whom It May Concern:

For your convenience, we have examined the Title Search completed by H.B. Wilkinson Title Company, Inc. from November 16, 1989 at 8:44 o'clock A.M. to and including October 25, 2024 at 4:30 o'clock P.M. and a Name Search completed by H.B. Wilkinson Title Company, Inc. on August 20, 2025, to the following described real estate:

See attached Exhibit A

From such an examination we find a good and merchantable title to be in Gladys M. Swanson Trust dated April 30, 1993 subject to the following exceptions and comments:

1. Annual Maintenance Assessment Roll dated September 29, 2011 and recorded October 5, 2011 as Document No. 20-11069903.
2. The 2024 real estate taxes for parcel number 03-25-300-001 are assessed in two installments: the first installment of \$1,394.14 is paid; the second installment of \$1,394.14 is paid.
3. The 2025 real estate taxes for parcel number 03-25-300-001 are a lien, but are not yet due and payable.
4. The 2024 real estate taxes for parcel number 03-25-300-006 are assessed in two installments: the first installment of \$3,292.26 is paid; the second installment of \$3,292.26 is paid.

5. The 2025 real estate taxes for parcel number 03-25-300-006 are a lien, but are not yet due and payable.

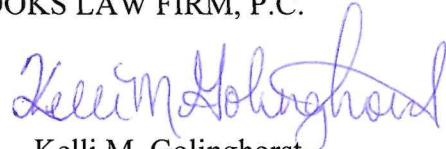
This opinion is based solely on an examination of the above-referenced Title Search and Name Search. Matters not appearing said searches are not covered by this opinion, including:

- a. Rights or claims of parties in possession not shown by the public records;
- b. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises;
- c. Easements or claims of easements not shown by the public records;
- d. 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;
- e. Taxes or special assessments which are not shown as existing liens by the public records; and
- f. The status of the property with regard to wells, solid waste disposal, hazardous waste, underground storage tanks, or other environmental matters which are subject to various government regulations.

Very truly yours,

BROOKS LAW FIRM, P.C.

By



Kelli M. Golinghorst
Attorney at Law

Att.
KMG/ale

EXHIBIT A

LEGAL DESCRIPTION:

Tract 1: The North Half of the Northwest Quarter of the Southeast Quarter of Section 25; the North Half of the Northeast Quarter of the Southwest Quarter of Section 25; that part of the Southwest Quarter of the Northeast Quarter of Section 25 lying South of the public road; and that part of the Southeast Quarter of the Northwest Quarter of Section 25 lying South of the public road; the public road referred to being the one running East and West through the West three-fourths of said Section; all in Township 18 North, Range 3 East of the Fourth Principal Meridian; situated in the County of Henry and State of Illinois.

Tract 2: The South Three-Quarters of the East Half of the Southwest Quarter; and, the West Half of the Southwest Quarter, all in Section 25, Township 18 North, Range 3 East of the Fourth Principal Meridian, Henry County, Illinois, except and excluding a parcel of land containing approximately 9 acres located in the Southwest Quarter of Section 25, Township 18 North, Range 3 East of the Fourth Principal Meridian, described as follows: Commencing at the Northwest corner of said Southwest Quarter of Section 25, thence East along the North line of said Southwest Quarter to the West line of said Section 25, thence North along said West line to the place of beginning, subject to the right-of-way of a public highway running along the North line of said Southwest Quarter of Section 25. Except and excluding the West 32 acres of that part of the West Half of the Southwest Quarter of Section 25, Township 18 North, Range 3 East of the Fourth Principal Meridian, Henry County, Illinois, lying South of and contiguous with the following described tract: A parcel of land containing 9 acres located in the Southwest Quarter of Section 25, Township 18 North, Range 3 East of the Fourth Principal Meridian, Henry County, Illinois, described as follows: Commencing at the Northwest corner of said Southwest Quarter of Section 25, thence East along the North line of said Southwest Quarter 1,000 feet, thence South 390 feet, thence West parallel to said North line of said Southwest Quarter to the West line of said Section 25, thence North along said West line to the place of beginning.