

25-39648

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

Issuing Agent: Allied Capital Title (Paxton)

Issuing Office's ALTA Registry ID:

Loan ID Number:

Issuing Office File Number: 25-39648

Property Address: Farmland Ashkum, IL 60911

Revision Number: _____

***PRELIMINARY*
SCHEDULE A**1. Commitment Date: **December 2, 2025**

2. Policy to be Issued:

(a) ALTA® 2021 Owner's Policy

Proposed Insured: **Purchaser with contractual rights under a purchase agreement with the vested owner identified as Item 4 below**Proposed Policy Amount: **\$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 **The Estate of Marie E. Klemit, deceased** and, as disclosed in the Public Records, has been since5. The Land is described as follows:
SEE ATTACHED EXHIBIT "A"**Allied Capital Title (Paxton)**

By: _____



Authorized Signatory

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File No.: **25-39648****EXHIBIT A**

The Land is described as follows:

PARCEL 1:**The West 58 acres of the Northeast Quarter of Section 30, in Township 28 North, Range 14 West of the Second Principal Meridian, in Iroquois County, Illinois.****PARCEL 2:****The Northwest Quarter of the Northeast Quarter of Section 23, Township 28 North, Range 10 East of the Third Principal Meridian, in Iroquois County, Illinois; ALSO The East 4 acres of the North 106 acres of the Northwest Quarter of Section 32, Township 28 North, Range 10 East of the Third Principal Meridian, situated in Iroquois County, Illinois.****PARCEL 3:****The North 106 acres of the Northwest Quarter of Section 32, Township 28 North, Range 10 East of the Third Principal Meridian, in Iroquois County, Illinois, EXCEPTING THEREFROM the East 4 acres thereof and FURTHER EXCEPTING the West 51 acres thereof; situated in Iroquois County, Illinois.**

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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.
 - a. **Deed from The Estate of Marie E. Klemit, deceased to Purchaser with contractual rights under a purchase agreement with the vested owner identified as Item 4 below to be recorded in the Iroquois County Recorder's Office, State of IL.**
5. 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 Land that is associated with these activities.
6. Be advised that the "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) becomes effective 1-1-2010. This act places limitations upon our ability to accept certain types of deposits into escrow. Please consult with your closer regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois Notary Public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or the value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. **Copies of the Letters of Office and filed Will of Marie E. Klemit, deceased, should be furnished.**
10. **For each policy to be issued as identified in Schedule "A", Item 2; ACT shall not be liable under this commitment until it receives a designation for a Proposed Insured which is acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.**

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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 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. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the Public Records.
3. 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.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. 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.
7. **P.I.N. 10-30-200-002 (PARCEL 1 - 58 Acres)**
Tax year: 2024:
First Installment of \$1,094.17 is Paid.
Second Installment of \$1,094.17 is Paid.
8. **P.I.N. 08-32-200-002 (PARCEL 2 - 44 Acres)**
Tax year: 2024:
First Installment of \$969.71 is Paid.
Second Installment of \$969.71 is Paid.
9. **P.I.N. 08-32-100-004 (PARCEL 3 - 51 Acres)**
Tax year: 2024:
First Installment of \$1,050.11 is Paid.
Second Installment of \$1,050.11 is Paid.

10. Taxes for the year(s) 2025 and payable 2026 are a lien not yet due and payable.

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11. All rights and easements in favor of the holder of any interest in the mineral estate or of any party claiming by, through, or under said holder, if any. This commitment/policy does not purport to insure the minerals underlying the land. Note: No examination has been made of the title to minerals underlying the land.
12. Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways.
13. Rights of way for drainage ditches, legal drain, feeders, laterals, and underground pipes, if any.
14. Existing unrecorded leases and all rights thereunder of the lessees and of any person claiming by, through or under the leases.
15. Copies of the Letters of Office and filed Will of Marie E. Klemit, deceased, should be furnished. This commitment is subject to such further exceptions, if any, as may be then deemed necessary.
16. Claims against the estate of Marie E. Klemit, deceased.
17. Federal and Illinois estate taxes, which may be charged against the estate of Marie E. Klemit, deceased.
18. Statutory rights, powers and duties of the Executor/Administrator of the estate of Marie E. Klemit, deceased.
19. Note: The only conveyances affecting said Land, which recorded within 24 months of the date of this report, are as follows: None
20. Note for Information - Wire Instructions for ACT as follows:

Bank:	Busey Bank, Urbana, Illinois
ABA Routing No:	071102568
Account Number	400478111
File Number:	25-39648

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