

CONTRACT FOR SALE OF REAL ESTATE

THIS AGREEMENT, entered into this _____ day of September, 2026, between MARK WOLF, as Trustee of the MM TRUST DATED FEBRUARY 25, 2026, hereinafter referred to as Seller, and

_____, hereinafter referred to as Buyer,

WITNESSETH:

1. DESCRIPTION, PRICE and PAYMENT: That Seller sells the following described real estate, to-wit:

EXHIBIT "A"

to Buyer, who agrees to pay _____, (\$ _____), therefor in the manner following: a non-refundable 10% (\$ _____), upon the execution of this agreement to Escrowee hereunder, receipt whereof is hereby acknowledged; and the remainder by way of CASHIER'S CHECK or WIRE TRANSFER (as shall be specified by Seller prior to final settlement), on or before the **16th day of October, 2026**, and on receipt of deed.

2. EVIDENCE OF TITLE: That prior to final settlement hereunder, Seller will furnish to Buyer a written commitment from a title insurance company duly authorized to do business in Illinois, showing title to said premises subject only to matters to which this sale is subject by the terms hereof and to the customary exceptions contained in owners policies issued by such company. If written commitment discloses defects in title other than matters to which this sale is subject by the terms hereof and the customary exceptions in such policies, then Seller shall have until the date for delivery of deed to correct such defects. Owner's title policy, in amount of the purchase price of said premises, will be paid for by Seller and issued to Buyer after delivery of deed.

3. DEED: That Seller will cause fee simple title to said real estate to be conveyed to Buyer, or to such party as Buyer may direct, by recordable Trustees Deed upon payment being made as herein provided, on or before the **16th day of October, 2026**.

4. POSSESSION: The possession of said real estate is to be delivered to Buyer on or before the **16th day of October, 2026**, and upon final settlement, subject to the Tenant in possession for the 2026 crop year. Buyers shall have the right to enter the premises to do customary tillage and operations following the completion of the 2026 harvest.

All 2026 rents and landlords share of the income and government payments to be retained

by the Seller. Buyer shall receive all 2027 rents and landlords share of the income and government payments.

5. ESCROW: Deed in accordance with the contract will be executed by Seller conveying said premises with waiver of homestead exemption rights and delivered to EHRGOTT LEGAL GROUP, LLC, 204 North Main Street, Pontiac, IL 61764, together with a copy of this contract. Said escrowee is authorized to accept payments due under this contract and to purchase stamps for said deed from the proceeds thereof. Said deed is to be held by escrowee and delivered to Buyer upon full compliance with the provisions of this Agreement.

6. PERSONAL PROPERTY: That the purchase price expressed above includes the following items which pass to the Buyer for no additional consideration: NONE

7. RISK OF LOSS: Seller will keep fire and extended coverage insurance on improvements on said real estate in force during the term of this Agreement in not less than the amount existing for the benefit of both parties as their interests may appear. Buyer may secure additional insurance at Buyer's expense. This contract is subject to the Illinois Uniform Vendor and Purchaser Risk Act.

8. ENCUMBRANCES: That said real estate and conveyance thereof shall be subject to the following encumbrances:

A) Seller will credit the Buyer(s) at closing for the 2026 real estate taxes payable in 2027. Any credits shall be based upon the most recently ascertainable real estate tax information, and the Buyer is responsible for all taxes thereafter.

B) Easements and building or use restrictions of record, and provisions of zoning and building ordinances, if any, none of which shall be considered as rendering title unmerchantable or unacceptable, provided the same are not violated by the existing improvements or the use thereof;

9. DEFAULT: In the event of failure by the Buyer to perform any one or more of the covenants herein agreed to be performed by Buyer, then Seller shall have all such rights and remedies as shall be provided, whether at law or in equity.

10. SPECIAL PROVISIONS:

A) Buyer has examined and knows the condition of said premises and of the improvements and property situated thereon, and acknowledges that no representations as to the condition or repair thereof have been made by Seller. Buyer further agrees to accept said property at closing in its present or "AS IS" condition.

B) In the event the property lies in a special flood hazard area as defined under any Federal or State law, this shall not constitute a defect rendering title unmerchantable.

C) Under penalties of perjury, Seller states that he is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code.

D) The Seller and Buyer, and each of them jointly and severally, hereby appoint their respective attorneys as identified in paragraph 11 hereof, as their agents and attorneys-in-fact for the purpose of executing all required settlement statements, Truth-in-Lending Disclosures, title insurance statements and affidavits, and all other documents necessary to close the transaction excepting, in the case of the Buyer's attorney, any Promissory Note or Mortgage.

E) Seller represents that, Seller has no knowledge or notice of conditions on the property which violate environmental rules and regulations promulgated by any governmental body having jurisdiction thereof, and that to the best of Seller's knowledge, the subject real estate does not include facilities that must submit an annual Emergency and Hazardous Chemical Inventory Form under Section 312 of the Federal Emergency Planning and Community Right to Know Act or facilities whose underground tanks are subject to the notification requirements under the Federal Resource Conservation and Recovery Act (42 U.S.C. 6991).

F) It is agreed by and between the parties that settlement fees, if any, charged by a title company as settlement agent in connection with the closing of this transaction shall be paid by Buyer.

G) It is further agreed that should either Seller or Buyer be required to incur attorney's fees, costs, and/or other expenses (including expenses of litigation) as a result of the other party's failure to perform any obligation pursuant to the terms of this Contract, then the party so failing to perform shall be liable to the other party for any reasonable attorney's fees, costs, and expenses (including expenses of litigation) incurred by such other party. This provision shall survive closing and delivery of deeds.

H) It is understood and agreed between the parties that Buyer or Seller may assign this contract in connection with a tax-deferred exchange under the provisions of Section 1031 of the Internal Revenue Code, as amended. The other party agrees to cooperate with the party participating in the 1031 in executing all documents necessary for the participating party to effect said exchange of the subject property for replacement property of like-kind, to be identified by the participating party in accordance with said Code Section 1031 and the regulations thereunder. The cost of said exchange shall be borne by participating party."

I) **Time is of the essence of this Agreement.**

J) Hertz Real Estate Services and its representatives are agents of the Seller.

11. NOTICES, ETC.: That abstracts, title commitments, communications or notices with reference to this contract may be delivered by or to the parties or their respective attorneys, whose names and addresses are:

SELLER'S ATTORNEY

Nicholas M. Ehrgott
EHRGOTT LEGAL GROUP, LLC
204 North Main Street
Pontiac, IL 61764

BUYER'S ATTORNEY

SETTLEMENT: That settlement shall be made and deed shall be delivered at the offices of LIVINGSTON COUNTY ABSTRACT, or such place as the parties agree upon.

When used in this instrument, unless the contract requires otherwise, words importing the masculine gender shall include the feminine gender and words importing the singular number shall include the plural and words importing the plural number shall include the singular.

It is mutually agreed by and between the parties hereto, that the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals to this agreement, in triplicate, the day and year first above written.

SELLER:

BUYER:

MARK WOLF, TRUSTEE OF THE
MM TRUST DATED FEBRUARY 25,
2026

ACCEPTANCE BY ESCROWEE

The undersigned does hereby accept the duties of Escrowee under the provisions of the foregoing Agreement, and acknowledges receipt of the following documents and instruments:

1. Executed copy of Contract
2. Down Payment

Dated at Pontiac, Illinois, this _____ day of _____
, 2026.

EHRGOTT LEGAL GROUP, LLC,
Escrowee

By: _____

DRAFT: Non-Executable

Exhibit "A" (PARCEL 1)

TRACT 1:

THE WEST 25 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING PARCEL CONTAINING 1.69 ACRES, MORE OR LESS, AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 4, THENCE SOUTH, 1087.12 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE TRUE POINT OF BEGINNING; THENCE EAST, 300.00 FEET ALONG A LINE PERPENDICULAR TO SAID WEST LINE; THENCE SOUTH, 245.00 FEET ALONG A LINE PARALLEL WITH SAID WEST LINE; THENCE WEST, 300.00 FEET ALONG A LINE PERPENDICULAR TO SAID WEST LINE TO A POINT ON SAID WEST LINE; THENCE NORTH, 245.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. SITUATED IN THE COUNTY OF LIVINGSTON, IN THE STATE OF ILLINOIS.

PERMANENT INDEX NUMBER: 04-04-04-100-004

Commonly known as: Livingston County Ag Land

TRACT 2:

PARCEL 1:

THE SOUTHEAST 40 ACRES OF THE WEST 160 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS. ALSO DESCRIBED AS: THE SOUTH 32 ACRES AND THE NORTH 8 ACRES OF THE SOUTHEAST 40 ACRES OF THE WEST 160 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 15 ACRES OF THE NORTHWEST 40 ACRES AND THE NORTHEAST 40 ACRES OF THE WEST 160 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 04-04-04-100-003

Commonly Known as: Livingston County Ag Land

TRACT 3:

THE SOUTHWEST 40 ACRES OF THE WEST 160 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-04-04-100-002

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DRAFT: Non-Executable

Exhibit “A” (PARCEL 2)

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 30 NORTH,
RANGES EAST OF THE THIRD PRINCIPAL MERIDIAN, LIVINGSTON COUNTY,
ILLINOIS.

PERMANENT INDEX NUMBER: 04-04-18-200-003

Commonly known as: Livingston County Ag Land

DRAFT: Non-Executable