



1124 Hartman Lane
Shiloh, IL 62221
Phone: (618)239-3750 / Fax:

INFORMATIONAL TITLE REPORT

File No.: BTC2507129
Customer File No.:
Revision No.:
Print Date: September 25, 2025

- A. Effective Date: September 12, 2025 at 08:00 AM
- B. The estate or interest in the land described or referred to in this Report is:
Fee Simple
- C. According to the St. Clair County Records, grantee in the last deed of record for the subject land is as of the Effective Date:

[Charles D. Taras and Marilyn L. Taras, as Trustees of the Taras Joint Revocable Trust Dated January 12, 2012, as to an undivided 1/3 interest](#)

[Leslie K. Dumler, as to an undivided 1/6 interest](#)

[Deborah J. Filcoff, as to an undivided 1/6 interest](#)

[Helen Zerlan, as to an undivided 2/9 interest](#)

[Helen Zerlan, Trustee of the Zerlan Family Trust U/T/A dated February 2, 2011, as to an undivided 1/9 interest](#)

- D. The subject land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Benchmark Title, a div. of Fidelity National Title Company, LLC

Authorized Signatory

INFORMATIONAL TITLE REPORT (ITEMS OF RECORD)

The following items are disclosed by the public records of St. Clair County and are being shown for informational purposes only:

1. The lien of the General Taxes for the year 2024 appear PAID in the amount of \$919.44 for [Parcel I.D. No 12-36.0-100-002](#); c/k/a: Etling Rd., Millstadt, IL 62260. Address and Parcel I.D. No. are subject to change by County authorities. Tax assessment reduced by the Homestead Exemption in the amount of \$0.00, Senior Citizens' Homestead Exemption in the amount of \$0.00, and the Senior Citizens' Assessment Freeze Homestead Exemption in the amount of \$0.00.

NOTE: The due dates for 2024 tax bills were as follows: July 2, 2025 and September 2, 2025

2. Rights of parties in possession or with an equitable interest under any unrecorded instruments, including (without limitation) leases, month-to-month tenancies, contracts for deed or installment sale contracts.
3. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein.
4. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
5. 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.
6. Easement for road purposes established by Instrument recorded in [Book 933 Page 65](#).

NOTE: The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, Benchmark Title, a div. of Fidelity National Title Company, LLC assumes no liability as to the accuracy or completeness of such information.

Benchmark Title, a div. of Fidelity National Title Company, LLC shall have no liability for this report unless the invoice for this report is paid in full within thirty (30) days of the invoice date.

Benchmark Title, a div. of Fidelity National Title Company, LLC's liability for this report is limited to One Thousand And No/100 Dollars (\$1,000.00). There is no liability assumed for items not indexed properly in the public records or other data bases on which Benchmark Title, a div. of Fidelity National Title Company, LLC relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

This report is prepared by Benchmark Title, a div. of Fidelity National Title Company, LLC for informational purposes only, as an accommodation, does not represent a commitment to insure title, nor is it an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 12-36.0-100-002

The Northeast Quarter of the Northwest Quarter; and the East one-half of the Northwest Quarter of the Northwest Quarter of Section No. 36, in Township 1 South, Range 9 West of the Third Principal Meridian, St. Clair County, Illinois.

Except the oil and gas underlying the surface of said land and all rights and easements in favor of the estate of said oil and gas.

along with:

an easement created by deed from Joseph P. Schneider and Kate Schneider, his wife, to Anton Kovaletch, dated July 5, 1940 and recorded in the Recorder's Office of St. Clair County, Illinois, July 9, 1940 in Book 933 Page 65 as Document No. 340581 for road purposes, over the following described premises:

A strip of land 16 1/2 feet wide for road purposes and being part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 1 South, Range 9 West of the Third Principal Meridian, said 16 1/2 foot wide strip extending from the North line of said Southeast Quarter of the Northwest Quarter of said Section 36 to the Smithton-Floraville Road and the West line of said 16 1/2 foot wide strip being distant 16 1/2 feet west of the East line of said Southwest Quarter of the Northwest Quarter of said Section 36.

Except the oil and gas underlying the surface of said land and all rights and easements in favor of the estate of said oil and gas.