



CHICAGO TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE issued by CHICAGO TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.


THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.


COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

CHICAGO TITLE INSURANCE COMPANY

By: 
Randy Quirk
President

ATTEST 
Marjorie Nemzura
Corporate Secretary

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ALTA Commitment for Title Insurance (7-1-21)

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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CHICAGO TITLE INSURANCE COMPANY

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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CHICAGO TITLE INSURANCE COMPANY

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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CHICAGO TITLE INSURANCE COMPANY

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

Issuing Agent: WASHINGTON COUNTY TITLE & ABSTRACT COMPANY

Issuing Office: 225 WEST ST. LOUIS STREET, NASHVILLE, IL 62263

Issuing Office's ALTA® Registry ID: 1089420

Loan ID Number:

Commitment Number: WCT 24-0226

Issuing Office File Number: WCT 24-0226

Property Address: Stone Church Rd, Addieville, IL 62214

Revision Number: 2nd

SCHEDULE A

1. Commitment Date: 07/22/2024 at 4:00 p.m.

2. Policy to be issued:

a. 2021 ALTA® Owner's Policy

Proposed Insured:

to be determined

Proposed Amount of Insurance

\$ 10,000.00

The estate or interest to be insured: Fee Simple

b. 2021 ALTA® Loan Policy

Proposed Insured:

N/A

\$ 0.00

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:

Barbara Ann Miller Faber, as Trustee of the Barbara Ann Miller Faber Revocable Trust dated June 13, 2018

5. The Land is described as follows:

CHICAGO TITLE INSURANCE COMPANY

See Continuation Sheet

By:

Sondra Knolhoff
Authorized Signatory

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CHICAGO TITLE INSURANCE COMPANY

SCHEDULE A

Legal Description (Continued)

File No.: WCT 24-0226

Tract 1:

A tract of land lying in and being the Northeast Quarter of the Northwest Quarter of Section 20, Township 2 South, Range 4 West of the Third Principal Meridian, being more fully described as follows, to-wit:

Beginning at a 5/8" iron pin marking the North Quarter Corner of said Section 20, thence South 00 degrees 20 minutes 06 seconds West along the North-South centerline of said Section 664.03 feet to a found corner post marking the Northeast corner of the South Half of the Northeast Quarter of the Northwest Quarter of said Section, thence South 00 degrees 00 minutes 56 seconds East along said North-South centerline 639.87 feet to a 5/8" iron pin marking the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section, thence North 88 degrees 36 minutes 01 second West leaving said North-South centerline and along the South line of said Quarter-Quarter Section 1334.79 feet to a 5/8" iron pin marking the Southwest corner of said Quarter-Quarter Section, thence North 00 degrees 06 minutes 26 seconds West leaving said South line and along the West line of said Quarter-Quarter Section 1327.49 feet to a 5/8" iron pin marking the Northwest Quarter of said Quarter-Quarter Section, thence South 87 degrees 35 minutes 58 Seconds East leaving said West line and along the North line of said Section and along Stone Church Road 1341.76 feet to the point of beginning, situated in WASHINGTON COUNTY, ILLINOIS.

Tract 2:

A tract of land lying in and being the North Half of the Northwest Quarter of the Northeast Quarter of Section 20, Township 2 South, Range 4 West of the Third Principal Meridian, and being more fully described as follows to-wit:

Beginning at a 5/8" iron pin marking the North Quarter corner of said Section 20, thence South 87 degrees 35 minutes 58 seconds East along the North line of said Section and along Stone Church Road 1319.33 feet to a found nail marking the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section, thence South 00 degrees 11 minutes 09 seconds East leaving said North line and said Stone Church Road and along the East line of said Quarter-Quarter Section 663.87 feet to a found Stone marking the Southeast corner of the North Half of said Quarter-Quarter Section, thence North 87 degrees 37 minutes 02 seconds West leaving said East line and along the South line of said North Half 1325.36 feet to a found corner post marking the Southwest corner of said North Half, thence North 00 degrees 20 minutes 06 seconds East leaving said South line and along the North-South centerline of said Section 664.03 feet to the point of beginning, situated in WASHINGTON COUNTY, ILLINOIS.

Tract 3:

A tract of land lying in and being the South Half of the Southeast Quarter of Section 17, Township 2 South, Range 4 West of the Third Principal Meridian, and being more fully described as follows to-wit:

Beginning at a 5/8" iron pin marking the South Quarter corner of said Section 17, thence North 00 degrees 20 minutes 06 seconds East along the North-South centerline of said Section 1316.54 feet to a found corner post marking the Northwest corner of the South Half of the Southeast Quarter of said Section, thence South 87 degrees 38 minutes and 05 seconds East leaving said North-South centerline and along the North line of said South Half 2646.74 feet to a found nail marking the Northeast corner of said South Half, thence South 00 degrees 07 minutes 02 seconds East leaving said North line and along the East line of said Section and along Weaver Creek Road 1315.24 feet to a found nail marking the Southeast corner of said Section, thence North 87 degrees 44 minutes 23 seconds West leaving said East line and said Weaver Creek Road and along the South line of said Section and along Stone Church Road 1337.74 feet to a found nail marking the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section, thence North 87 degrees 35 minutes 58 seconds West along said South line and along said Stone Church Road 1319.33 feet to the point of beginning, situated in WASHINGTON COUNTY, ILLINOIS.



CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART I - Requirements

File No.: WCT 24-0226

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.
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. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office 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 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. In order to eliminate Exception No.16, all the requirements listed on Schedule B-II will need to be addressed.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the

See Continuation Sheet

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SCHEDULE B I **(Requirements Continued)**

File No.: WCT 24-0226

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.



CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B, PART II - Exceptions

File No.: WCT 24-0226

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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:

General Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. 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.
3. Easements, or claims of easements, not shown by the Public Records.
4. 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.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically.
7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
8. Taxes for the years 2023 and 2024 which are a lien although not yet due or payable.
Taxes for the year 2022 paid as follows:
Parcel Nos.: 14-11-17-400-006 - Tract 1 (80A) - \$1,0062.22;
14-11-20-100-006 - pt Tract 2 (40A) - \$878.92;
14-11-20-200-001 - pt Tract 2 (20A) - \$372.28.
9. 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.
10. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
11. Oil and Gas Lease made by Hilda Faber et al to Edward A. Yoch, Trustee, dated September 18, 1937 and recorded September 14, 1938 in Oil and Gas Book G Page 146, demising the oil or gas or either of them, for a term of 10 years from date, with a production clause, and all rights

See Continuation Sheet

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CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B II (Continued)

File No.: WCT 24-0226

thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further)

12. Dedication of Right of Way for Public Road Purposes dated --- and recorded February 3, 1947 in Book 185 Page 576, made by Walter J. Faber et al to the People of Plum Hill Township, Washington County.. (For further particulars see record) (Affects premises in caption and other land)
13. Dedication of Right of Way for Public Road Purposes dated July 2, 1954 and recorded September 8, 1954 in Road Book 8 Page 72, made by Hilda Faber et al to The People of the Town of Plum Hill, Washington County. (For further particulars see record) (Affects SE SE 17-2-4)
14. Oil and Gas Lease made by Arthur H Faber and Hilda M Faber to M. D. Burkett, dated June 10, 1971 and recorded October 12, 1971 in Book DD Page 320, demising the oil or gas or either of them, for a term of 6 months from date, with a production clause, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. (For further particulars see record) (Not followed further)
15. Quitclaim Deed of Easement dated August 17, 2017 and recorded September 5, 2017 in Book 866 Page 314, as Document No. 267455, made by Barbara M. Faber as Independent Administrator of the Estate of Walter Dean Faber, and as sole heir at law of Walter Dean Faber, deceased to Herbert W. Lange, Jr. and Ruth A. Lange and to Keith M. Granda, as Independent Executor of the Estate of Julius M. Granda, deceased, a perpetual non-exclusive easement for ingress and egress over the existing rock field road which commences at the South right of way line of Stone Church Road near the Northwest corner of the NE1/4 of Section 20, T2S R4W of the 3rd P.M., thence proceeds Southerly on or adjacent to the West line of said NE1/4 to the South line of the N1/2 NW1/4 NE1/4 and the South line of the NE1/4 NW1/4 both in said Section 20, for the benefit of and appurtenant to the SE1/4NW1/4; the S1/2 NW1/4 NE1/4, and the SW1/4 NE1/4 of Section 20, T2S R4W of the 3rd P.M. now owned by said Lange; and to the E1/2 NE1/4 SW1/4 and W2 NW1/4 SE1/4 of said Section 20, now owned by Estate of Julius M. Granda. (For further particulars see record)
16. We should be furnished the following:
 - a) A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction,
OR
 - b) In the alternative, the trustee, in his or her sole discretion, may deliver to this Company a full copy of the trust agreement together with all amendments thereto.

This Company reserves the right to add additional items or make further requirements after review of the requested documentation.

17. Terms, powers, provisions and limitations of the trust under which title to said land is held.
18. NOTE: A Proposed Boundary Survey dated June 14, 2024 has been provided referencing the premises in caption with legal descriptions as shown herein, and also referencing a 30.00 foot ingress/egress easement on the East line of the NE1/4 NW1/4 of said Sec. 20, and a perpetual non-exclusive ingress/egress easement over existing rock field road near the East line of the NE1/4 NW1/4 of said Sec. 20 and a private field road and a 16.50 foot wide permanent non-exclusive easement near the West line of the NE1/4 NW1/4 of said Sec. 20, all in T2S R4W. Said survey has not been recorded.