

# COMMITMENT FOR TITLE INSURANCE

ISSUED BY

*First American Title Insurance Company*

## SCHEDULE A

1. Commitment Effective Date: **5/24/2022**

Commitment No. **1730966 (Revised)**

2. Policy or Policies to be issued

|                                 | Amount             |
|---------------------------------|--------------------|
| ALTA Owner's Policy (2006 Form) | <b>\$10,000.00</b> |

Proposed Insured: **A natural person or legal entity to be determined**

|                              |               |
|------------------------------|---------------|
| ALTA Loan Policy (2006 Form) | <b>\$None</b> |
|------------------------------|---------------|

Proposed Insured: **None**

3. The estate or interest in the land described or referred to in this Commitment, and covered herein, is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

**Albert James Funk, surviving joint tenant of Lou Ann Funk, deceased**

4. The land referred to in this Commitment is situated in the County of **McLean**, State of Illinois, and is described as follows:

**The Southeast Quarter of the Southeast Quarter of Section 27, Township 27 North, Range 3 East of the Third Principal Meridian, EXCEPT the South Half of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 27, situated in LIVINGSTON COUNTY, ILLINOIS.**

Note: For informational purposes only, the land is described as:

**N. 400 East Road, Gridley, IL 61744**

**This commitment is valid only if Schedule B is attached.**



Woodford County Title Company  
126 North Main Street  
Eureka, IL 61530  
(309) 467-2711

## *First American Title Insurance Company*

Commitment No. 1730966

### **SCHEDULE B (EXCEPTIONS)**

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

#### **STANDARD EXCEPTIONS:**

Informational Note: The final policy to be issued contains an arbitration provision. When the Amount of Insurance is \$2,000,000 or less, all arbitral matters in dispute shall be arbitrated at the option of either the Company or the Insured and will be the exclusive remedy available to the Parties. You may review a copy of the arbitration rules at <http://www.alta.org>.

1. Right 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. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien or right to 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, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the Final Policy.

#### **EXCEPTIONS:**

1. General taxes for the years 2021, 2022, and subsequent years which are not yet due and payable.  
Tax identification No: **19-19-27-400-007**  
General taxes for the year 2021 amount to \$1,060.36.  
First installment of the 2021 taxes in the amount of \$530.18 is due on or before July 13, 2022.  
Second installment of the 2021 taxes in the amount of \$530.18 is due on or before September 13, 2022.
2. Financing statements, if any.
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.
4. Rights of way for drainage tiles, ditches, feeders and laterals, if any.

5. Unrecorded leases, if any.
6. The spouse of the party in title or the party to a civil union should join in any conveyance for the purpose of releasing their homestead interest, if applicable.
7. Municipal and County ordinances and all matters contained in such ordinances are excluded from the coverage of the policy.
8. Note: Please be advised that any provision contained in any document referenced herein that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

**End of Schedule B**

By: Teresa K. Meginnes  
Authorized Signatory



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