

# COMMITMENT FOR TITLE INSURANCE

ISSUED BY

*First American Title Insurance Company*

## SCHEDULE A

1. Commitment Effective Date: **8/14/2023**

Commitment No. **1731907 - REVISED**

2. Policy or Policies to be issued

ALTA Owner's Policy (2006 Form)

Amount

**\$10,000.00**

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

ALTA Loan Policy (2006 Form)

**\$None**

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:

**Daniel F. Schirer and Marcia S. Mullen, as co-trustees of the Donna D. Schirer Trust dated June 14, 1991, and restated on March 14, 2003, and restated on June 30, 2022**

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

**The Southwest Quarter of the Southeast Quarter of Section 3, Township 27 North, Range 1 West of the Third Principal Meridian, WOODFORD COUNTY, ILLINOIS.**

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

**County Road 1600 N., Roanoke, IL 61561**

**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. 1731907

### **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 year 2023 and subsequent years which are not yet due and payable.  
Tax Identification No.: **10-03-400-002**  
General taxes for the year 2022 in the amount of \$2,360.28 plus penalties are paid.
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. Any interest of Robert Virgil Schirer, Viola Schirer, Patricia Nicholas, Cynthia Nicholas Grieve, Philip Grieve, Donna Schirer, Esther Louise Smith, Herbert Smith, Clarence Keith Schirer, and Thelma Loreen Schirer, by reason of the

failure of their signatures to be acknowledged before a notary public on the Warranty Deed to Marshall Eugene Schirer dated December 18, 1984, and recorded January 29, 1985, as Document No. 85-240.

6. Terms, powers, provisions and limitations of the Trust under which title to the land is held.
7. Unrecorded leases, if any.
8. Municipal and County ordinances and all matters contained in such ordinances are excluded from the coverage of the policy.
9. 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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