

**THE LORANDA GROUP, INC.**  
Agricultural Real Estate Brokerage, Auctions, Acquisitions, & Consulting



## **HICKEY FAMILY LLC**

Farmland Auction – 976 Acres, Logan County, IL  
*September 14, 2013*

### **Hickey Title Reports**

Following are the title search reports for the seven individual tracts. Note that these are subject to change before auction day due to updated legal descriptions and/or exceptions being removed.



**2105 Eastland Drive, Suite 9 Bloomington, IL 61704**  
800-716-8189 [loranda@loranda.com](mailto:loranda@loranda.com) [www.loranda.com](http://www.loranda.com)



**TRACT 1**

Illinois Real Estate Title Center, LLC  
2055 W. Iles Avenue, Suite B  
Springfield, IL 62704  
Phone: (217) 787-3330  
Fax: (217) 787-3331

## PRE SALE REPORT

Agency File No.: 202315097IL

Effective Date of Report: August 14, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C., an Illinois limited liability company
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of and is described as follows:

**Parcel I:**

The East Half of the Northeast Quarter of Section 10, Township 20 North, Range 1 West of the Third Principal Meridian.

Situated in Logan County, Illinois.

Commonly known as: 80 Acres  
Logan County, IL

**Parcel II:**

The West Half of the Northwest Quarter of Section 11, Township 20 North, Range 1 West of the Third Principal Meridian.

Situated in Logan County, Illinois.

Commonly known as: 80 Acres  
Logan County, IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable.  
Tax I.D. No. 04-010-001-00. Taxes for the year 2022 paid in the amount of \$3,847.12. (Parcel I)  
Tax I.D. No. 04-011-004-00. Taxes for the year 2022 paid in the amount of \$4,154.64. (Parcel II)
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.

5. Rights of others thereto entitled in and to the continued uninterrupted flow of the Deer Creek, located on the Land.
6. Title to that portion of the Land within the right-of-way of 1950th St.
7. Loss or damage, including any impairment of marketability of title, due to the sale of the property by the lineal descendants of Burke Miller and Margaret M. Hickey having taken place within the 20 year period following the termination of the Trust, as stipulated by the First Codicil to the Will of Catherine B. Miller dated September 23, 1976.

NOTE: This exception will be waived upon receipt of an indemnity agreement signed by Hickey Farms, L.L.C.

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

Issued through the Office of:  
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## TRACT 2

Illinois Real Estate Title Center, LLC  
2055 W. Iles Avenue, Suite B  
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Phone: (217) 787-3330  
Fax: (217) 787-3331

### PRE SALE REPORT

Agency File No.: 202315099IL

Effective Date of Report: August 23, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C., an Illinois limited liability company
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of Logan County and is described as follows:

The Southwest Quarter of Section 35, Township 20 North, Range 1 West of the Third Principal Meridian.

Situated in Logan County, Illinois.

Commonly known as: 160 Acres Farmland  
Logan County, IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable. Tax I.D. No. 04-035-005-00. Taxes for the year 2022 paid in the amount of \$7,813.38.
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Title to that portion of the Land within the right-of-way of 1500th St.
6. Loss or damage, including any impairment of marketability of title, due to the sale of the property by the lineal descendants of Burke Miller and Margaret M. Hickey having taken place within the 20 year period following the termination of the Trust, as stipulated by the First Codicil to the Will of Catherine B. Miller dated September 23, 1976.

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

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A handwritten signature in cursive script that reads "Melissa L. Lock". The signature is written in black ink and is positioned above a horizontal line.

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**TRACT 3**

Illinois Real Estate Title Center, LLC  
2055 W. Iles Avenue, Suite B  
Springfield, IL 62704  
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Fax: (217) 787-3331

## PRE SALE REPORT

Agency File No.: 202315104IL

Effective Date of Report: August 22, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C., an Illinois limited liability company
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of Middletown and is described as follows:

The South 61.24 acres of the East Half (E1/2) of the Southeast Quarter and the North 46.82 acres of the West Half (W 1/2) of the Southeast Quarter (SE 1/4), EXCEPTING the North half (N 1/2) of the West 10 acres of the Northwest Quarter of the Southeast Quarter (SE 1/4) of Section 18, Township 19 North, Range 3 West of the Third Principal Meridian. FURTHER EXCEPTING, a part of the Southeast Quarter of Section 18, Township 19 North, Range 3 West of the Third Principal Meridian 435.31 feet North of a stone at the Southeast corner of Section 18, the point of beginning; thence West 452.70 feet to an iron pin; thence North parallel with the East line of Section 18, 261.38 feet to an iron pin; thence East 452.70 feet to an iron pin on the East line of Section 18; thence South along the East line 261.38 feet to the point of beginning.

Situated in Logan County, Illinois.

Commonly known as: 1229 700th Ave.  
Middletown, IL 62666

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable. Tax I.D. No. 11-018-017-00. Taxes for the year 2022 paid in the amount of \$3,641.20.
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Rights of others thereto entitled in and to the continued uninterrupted flow of Salt Creek, located on the Land.

6. Right of Way Grant to ANR Pipeline Company recorded February 17, 1993 in Volume 224 at Page 47 as Document No. 369423. This right of way grant was assigned to Central Illinois Light Company by instrument recorded June 15, 1994 in Volume 286 at page 206. Affidavit regarding right of way recorded December 16, 1994 in Volume 305 at page 140 as Document No. 381925.
7. Easement for ingress and egress for the benefit of the premises in question and show in Warranty Deed recorded December 18, 1996 in Volume 411 at page 146 as Document No. 394569.

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

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## TRACT 4

Illinois Real Estate Title Center, LLC  
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Phone: (217) 787-3330  
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### PRE SALE REPORT

Agency File No.: 202315102IL

Effective Date of Report: August 22, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C., an Illinois limited liability company
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of Logan County and is described as follows:

The South Half (S1/2) of the Southwest Quarter of Section Seventeen (17), Township 19 North, Range 3 West of the Third Principal Meridian.

Situated in Logan County, Illinois.

Commonly known as: 80 Acres Farmland  
Logan County, IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable. Tax I.D. No. 11-017-006-00. Taxes for the year 2022 paid in the amount of \$3,712.62.
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Rights of others thereto entitled in and to the continued uninterrupted flow of Salt Creek, located on the Land.
6. Right of Way Grant to ANR Pipeline Company recorded February 17, 1993 in Volume 224 at Page 47 as Document No. 369423. This right of way grant was assigned to Central Illinois Light Company by instrument recorded June 15, 1994 in Volume 286 at page 206. Affidavit regarding right of way recorded December 16, 1994 in Volume 305 at page 140 as Document No. 381925.

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

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A handwritten signature in cursive script that reads "Melissa L. Lock". The signature is written in black ink and is positioned above a horizontal line.

Authorized Countersignature



## TRACT 5

Illinois Real Estate Title Center, LLC  
2055 W. Iles Avenue, Suite B  
Springfield, IL 62704  
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### PRE SALE REPORT

Agency File No.: 202315106IL

Effective Date of Report: August 22, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C., an Illinois limited liability company
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of Logan County and is described as follows:

**Parcel I:**

The South 62 acres of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section 19, in Township 19 North, Range 3 West of the Third Principal Meridian.

Situated in Logan County, Illinois.

Commonly known as: 62 Acres Farmland  
Logan County, IL

**Parcel II:**

The Northwest Quarter (NW 1/4) of Section Twenty (20), EXCEPTING therefrom the North 52.12 acres of the East Half (E 1/2) thereof; in Township 19 North, Range 3 West of the Third Principal Meridian.

Situated in Logan County, Illinois.

Commonly known as: 107.88 Acres Farmland  
Logan County, IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable.  
Tax I.D. No. 11-019-002-00. Taxes for the year 2022 paid in the amount of \$3,261.22. (Affects Parcel I)  
Tax I.D. No. 11-020-002-00. Taxes for the year 2022 paid in the amount of \$5,440.38. (Affects Parcel II)
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.

5. Right of Way Grant to ANR Pipeline Company recorded February 17, 1993 in Volume 224 at Page 47 as Document No. 369423. This right of way grant was assigned to Central Illinois Light Company by instrument recorded June 15, 1994 in Volume 286 at page 206. Affidavit regarding right of way recorded December 16, 1994 in Volume 305 at page 140 as Document No. 381925.
6. Attention is directed to the fact that the Land does not appear to abut a public road or highway. This policy does not insure title to any right of way or easement over adjoining or adjacent property to any such public road or highway. (Affects Parcel I)

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

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**TRACT 6**

Illinois Real Estate Title Center, LLC  
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## PRE SALE REPORT

Agency File No.: 202315100IL

Effective Date of Report: August 23, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C., an Illinois limited liability company
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of Logan County and is described as follows:

**Parcel I:**

The West Half of the Southwest Quarter of Section 25, Township 19 North, Range 4 West of the 3rd P.M.

Situated in Logan County, Illinois.

Commonly known as: 80 Acres Farmland  
Logan County, IL

**Parcel II:**

The South Half of the Southeast Quarter of Section 26, Township 19 North, Range 4 West of the 3rd P.M.

Situated Logan County, Illinois.

Commonly known as: 80 Acres Farmland  
Logan County, IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable.  
Tax I.D. No. 15-025-008-00. Taxes for the year 2022 paid in the amount of \$3,077.12. (Parcel I)  
Tax I.D. No. 15-026-009-00. Taxes for the year 2022 paid in the amount of \$3,406.88. (Parcel II)
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Rights of others thereto entitled in and to the continued uninterrupted flow of the stream located on the Land.

6. Title to that portion of the Land within the right-of-way of 1000th St..

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

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**TRACT 7**

Illinois Real Estate Title Center, LLC  
2055 W. Iles Avenue, Suite B  
Springfield, IL 62704  
Phone: (217) 787-3330  
Fax: (217) 787-3331

**PRE SALE REPORT**

Agency File No.: 202315101IL

Effective Date of Report: August 23, 2023 Time: 08:00 AM

1. Pre Sale Report supplied to: Livingston, Barger, Brandt & Schroeder, LLP
2. The records indicate that Fee Simple title to the following property is vested in: Hickey Farms, L.L.C.
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Logan, City of Logan County and is described as follows:

The Northwest Quarter of Section 36, Township 19 North, Range 4 West of the 3rd P.M., Logan County, Illinois, excepting therefrom the following described 2 parcels:

Parcel 1: Beginning at the Southwest corner of the Northwest Quarter of said Section 36; thence East 8.56 chains; thence 32 degrees 30 minutes West 4.65 chains; thence North 49 degrees West 2.20 chains; thence South 33 degrees West 1.30 chains; thence North 47 degrees West 500 chains to the West line of said quarter section; thence South 7.80 chains to the place of beginning, containing 3.82 acres, more or less, being all that portion of the Southwest Quarter of said Section 36 lying West and South of the center of the creek which meanders through said Southwest Quarter of said Northwest Quarter of said Section 36; all of said lands being in Township 19 North, Range 4 West of the 3rd P.M.

Parcel 2: Part of the Northwest Quarter of Section 36, Township 19 North, Range 4 West of the 3rd P.M., Logan County, Illinois, said part being further described as follows: Commencing at an iron pin at the Northwest corner of said Section 36; thence Easterly along the North line of said Section 36 a distance of 988 feet to a point, said point being the Point of Beginning; thence continuing Easterly along said North line of said Section 36 a distance of 660 feet to a point; thence Southerly, perpendicular to said North line a distance of 660 feet to a point; thence Westerly along a line parallel to and 660 feet South of said North line a distance of 660 feet to a point; thence Northerly perpendicular to the last described course a distance of 660 feet to a point, said point being the Point of Beginning; and containing 10.00 acres more or less, including the roadway right-of-way across the full North side of said tract.

All Situated in Logan County, Illinois.

Commonly known as: 146.16 Acres Farmland  
Logan County, IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2023, and subsequent years, not yet due and payable. Tax I.D. No. 15-036-002-00. Taxes for the year 2022 paid in the amount of \$6,199.82.

2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Title to that portion of the Land within the right-of-way of 1000th St..
6. Rights of others thereto entitled in and to the continued uninterrupted flow of Salt Creek, located on the Land.
7. Dedication of Right of way for public road purposes recorded January 11, 1971 on Card No. MS-2544 as Document No. 254268.

Note: Title Insurance insured by Investors Title Insurance Company through Illinois Real Estate Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

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