

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

Issuing Agent: Vermilion County Title, Inc.
Issuing Office: 112 N. Vermilion St., Danville, IL 61832
Issuing Office's ALTA® Registry ID: T1045392
Loan ID No.:
Commitment No.: 216628
Issuing Office File No.:
Property Address: , , IL

SCHEDULE A

1. Commitment Date: August 20, 2026 at 08:00 AM
2. Policy to be issued:
 - a. 2021 Owner's Policy
Proposed Insured:
Proposed Amount of Insurance: \$ 10,000.00
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: Estate of Rheta L. Forrest, deceased.
5. The Land is described as follows:

Parcel 1:

Part of the Northwest Quarter of the Northwest Quarter of Section 23 Township 22 North, Range 13 West of the 2nd P.M., described as follows: Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 23, thence East 165 feet for a place of beginning, thence South 440 feet, thence East 550 feet, thence North 440 feet, thence West 550 feet to the place of beginning, situated in Vermilion County, Illinois.

ALSO

Part of the Northwest Quarter of the Northwest Quarter of Section 23 Township 22 North, Range 13 West of the 2nd P.M., Except a tract beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 23, thence East 165 feet for a place of beginning, thence South 440 feet, thence East 550 feet, thence North 440 feet, thence West 550 feet to the place of beginning, situated in Vermilion County, Illinois.

Parcel 2:

The Southwest Quarter of the Northwest Quarter of Section 23 Township 22 North, Range 13 West of the 2nd P.M., situated in Vermilion County, Illinois.

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(216628.PFD/216628/2)

SCHEDULE A
(Continued)

Vermilion County Title, Inc.

By: Crisi Walls
Vermilion County Title, Inc.

Chicago Title Insurance Co.

By: Michael J. Nolan
Michael J. Nolan
President

ATTEST: Marjorie Nemzura
Marjorie Nemzura
Secretary

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AMERICAN
LAND TITLE
ASSOCIATION





Chicago Title Insurance Co.

SCHEDULE B, PART I - Requirements

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: 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.

SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights of claims of parties in possession not shown by 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. Easement, or claims of easements, not shown by the Public Records.
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 which are now 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 1-Requirements are met.

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(216628.PFD/216628/2)

SCHEDULE B
(Continued)

8. General Real Estate Taxes for the year 2026 are not yet due and payable.
P.I.N.: 07-23-100-001-0011 - MDFK 0498A
NOTE: Taxes for the year 2025 are assessed in the amount of \$3,611.90 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 40.00 acres; and the noted current exemptions are: None.
(Affects Parcel 1)
9. General Real Estate Taxes for the year 2026 are not yet due and payable.
P.I.N.: 07-23-100-003-0021 - MDFK 0498
NOTE: Taxes for the year 2025 are assessed in the amount of \$1,811.04 and are posted Paid.
NOTE: According to the records in the County Collector's Office the premises contain: 40.00 acres; and the noted current exemptions are: None.
(Affects Parcel 2)
10. We have examined the pending proceedings in Case Number 2026-PR-15, Circuit Court, Probate Division, Vermilion County, Illinois, in RE: The Estate of Rheta L. Forrest, deceased.
Relative thereto:
(A) This Commitment is based upon the assumption that title will be derived through a Deed executed by Sharita Forrest Executor, as new pursuant to the power of sale contained in said decedent's Last Will and Testament
(B) In addition to said Deed, we note the following and require:
(1) Federal Estate Tax clearance.
(2) Clearance of claims, expenses of administration and legacies; and
(3) The deed must recite the full consideration for which it is given.
11. 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.
12. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
13. Subject to easements apparent or of record, if any.
14. END SCHEDULE B.

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Remit Payment To:

Vermilion County Title, Inc.
112 N. Vermilion St.
Danville, IL 61832

INVOICE**Billed To:**

Invoice Date: August 21, 2026
Please Pay Before: August 21, 2026
Our File Number: 216628
Your Reference Number:

Property:**Brief Legal:**

, IL
Vermilion County

DESCRIPTION			AMOUNT
	BUYER	SELLER	
Search & Exam	\$	\$ 328.00	328.00
Invoice Total Amount Due			\$ 328.00