

Commitment No.  
230255507412



**CHAMPAIGN, ILLINOIS**

**ALTA COMMITMENT FOR TITLE INSURANCE**

American Land Title Association Commitment for Title Insurance - adopted July 1, 2021

Issued by

**ATTORNEYS' TITLE GUARANTY FUND, INC.**

**NOTICE**

**IMPORTANT—READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT 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, Attorneys' Title Guaranty Fund, Inc. ("ATG<sup>®</sup>" or 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**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.

*This page is only a part of a 2021 ALTA<sup>®</sup> Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

- 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;
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **THE 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 Conditions 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 the Company's only liability will be under the Policy.

**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 [www.alta.org/arbitration](http://www.alta.org/arbitration).

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

Commitment Number: 230255507412
Issuing Agent: Ronald W. Arbeiter
Issuing Office's ALTA® Registry ID: 1107680
Issuing Office File Number: 23292 To Come
Property Address: Oakview Road and Roots Road, Ellis Grove, IL 62241

COMMITMENT FORM - SCHEDULE A

- 1. Commitment Date: August 02, 2023 at 4:00 pm
2. Policy to be issued:
a. [X] 2021 ALTA Owner's Policy
Proposed Insured: To Come
Proposed Amount of Insurance: \$1,000.00
b. [ ] 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$0.00
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: Gina M. Schneider, Successor Trustee under the provisions of the Shelba L. Kempfer Trust Agreement dated February 17, 2006
5. The Land is described as follows: Tract 1

Lots 2, 3 and 4 in Survey 646, Claim 2113, in Township 6 South, Range 8 West of the 3rd P.M., Randolph County, Illinois, EXCEPT the following described tracts:

Excepting therefrom a tract of land containing 16 acres, more or less conveyed by Quit Claim Deed, Book 23, Page 520 from Franklin Will and Mary Will, his wife to Napoleon B. Phegley and being described as follows: Part of Lot 4: Beginning at the Northeast corner running in a westerly direction along the North line of said Lot 68 rods to the center of the spring branch; thence in a Southeasterly direction along said Spring branch until intersecting the east line of said lot running thence in a Northeasterly direction to the place of beginning. Being Part of Survey 646, Claim 2113 in Township 6 South, Range 8 West, County of Randolph and State of Illinois.

Excepting therefrom a strip of land as conveyed by Warranty Deed recorded in Book 56, Page 148 from Frank Will and Saraphine Will, his wife to the Saint Louis and Southern Illinois Railroad Company, as right of way 80 feet in width over and through that U.S. Claim 2113 Survey, 646, on the line of the St. Louis and Southern Illinois Railroad as now located and being 40 feet on each side from the center of tract of said railroad, as represented the plat thereof hereto attached and made a part of this conveyance. Also, a right of way 150 in width and over the land owned by granters known as part of Claim \_\_\_\_\_, Survey 360 on the line of the St. Louis and Southern, Illinois Railroad as now located.

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Issued By: Ronald W. Arbeiter, 1019 State Street P.O. Box 367, Chester, IL 62233, (618) 826-2369

2555 Agent No.

Signature of Agent or Authorized Signatory (with handwritten signature)

Excepting therefrom a strip of land as conveyed by Warranty Deed recorded in Book 56, Page 290, from Frank Will and Saraphine Will to the Saint Louis and Southern Railroad Company in the land records of Randolph County, Illinois. A strip of land 40 feet in width adjoining the South line of the 80- foot strip of right of way that was deeded in Book 56, Page 148. Said land being in U.S. Survey 646, Claim 2113, Township 6 South and Range 8 West of the Third Principal Meridian, containing 1 ½ acres, more or less.

Excepting therefrom a tract of land conveyed by Warranty Deed recorded in Book 91, Page 470, from J. Dan Wills and Emma Will to E. J. Berry in the land records of Randolph County, Illinois and more particularly described as follows: A piece of land beginning at a point where the cornerstone intersection between Sauers Milling Co, Wm. Cohen and the Southwest Corner of the J. Dan Will land on the Modoc and Chester Road, in Claim 2113, Survey 646, in Township 6 South, Range 8 West, Randolph County, Illinois; thence East along the Modoc and Chester Road 294 feet to a place where the road known as the N.B. Phegley road intersects with the Modoc and Chester Road; thence running in a Northwesterly direction following the N.B. Phegley road for 465 feet, more or less to the North line of the J. Dan Will Land, thence South 370 feet on the line between J. Dan Will and the WM. Cohen Estate to the place of beginning, containing about 2 1/8 acres, more or less. Excepting therefrom what is used as a cemetery, known as the Will Cemetery, which is now fenced and also reserving access to said Will Cemetery. Said land situated in Township 6 South, Range 8 West, Randolph County, Illinois.

Excepting therefrom a tract of land as conveyed by Warranty Deed from Nathan Cohen and Mabel O. Cohen to State of Illinois for the use of the Department of Public Works and Buildings as described in Book 188, Page 485 in the land records of Randolph County, Illinois. The location of the centerline and of the stationing thereon is filed in the Randolph County Recorder's Office in File Box 775, on Plat #21 of said Route F.A. Route 182, containing 6.45 acres, more or less.

Excepting therefrom a tract of land as conveyed by Warranty Deed from Nathan Cohen and Mabel Cohen to State of Illinois for the use of the Department of Public Works and Buildings as described in Book 207, Page 174 in the land records of Randolph County, Illinois. The location of the centerline and of the stationing thereon is filed in the Randolph County Recorder's Office in File Box 775, on Plat #21 of said Route F.A. Route 182, containing 4.12 acres, more or less.

Excepting therefrom a tract of land as conveyed by Warranty Deed from Mabel Cohen to State of Illinois-Department of Public Works and Buildings-Division of Waterways as described in Book 218, Page 835 in the land records of Randolph County, Illinois and described as follows:

Parcel 1- All of Lot 5, Survey 646, Claim 2113, in Township 6 South, Range 8 West of the 3rd Principal Meridian, except that part conveyed by Deeds recorded in Book 56, Page 148, Book 56, Page 290, Book 104, Page 75, Book 188, Page 485, Book 207, Page 174, Book 193, Page 263, and in Book 194, Page 489 in the Recorder's office of Randolph County, Illinois.

Parcel 2: that part of Lots 3 and 4, Survey 646, Claim 2113, in Township 6 South, Range 8 West of the 3rd Principal Meridian, described as follows: Beginning at the Northeast corner of Lot 4, Survey 646, Claim 2113; thence in a Southwesterly direction along the Northerly line of said Lot 4, a distance of 225 feet; ; thence with a deflection of 46° to the left, a distance of 1200 feet; thence with a deflection of 90° to the right, a distance of 470 feet; thence with a deflection of 90° to the left, a distance of 1390 feet, more or less, to the North right of way line of F.A. Route 182; thence East along the North right of way line of Route 182 to the Easterly line of Lot 4, Survey 646, Claim 2113; thence in a Northerly direction along said Easterly line of said Lot 4 to the point of beginning. Except that part conveyed by deed recorded in Book 23, Page 520 in the Recorder's Office of Randolph County, Illinois. Also, conveys all rights, title and interest in and to the bed and banks of the Kaskaskia River.

**COMMITMENT FORM – SCHEDULE B**

Commitment No.: 230255507412

Commitment Date: August 02, 2023 at 4:00 pm

State Issued: IL

File Name: 23292 To Come

**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.
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. The following additional requirements must be satisfied at or prior to the closing:
  - a. The borrower and seller must bring a valid government issued photo ID bearing their signature to the closing.
  - b. Each seller must provide a valid forwarding address and social security number to be submitted to the IRS for 1099 purposes.
  - c. Payoff letters must be current and not subject to additional terms. We reserve the right to verify payoff figures prior to disbursement. Any additional funds required to satisfy a lien in full must be deposited by the parties involved immediately.
  - d. All funds brought to closing must be in the form of wire transfer, certified check, or cashier's check.
6. If the Property is Commercial and Extended Coverage over the five General Exceptions is requested, the Company should be furnished with the following:
  - a. A current ALTA/NSPS or Illinois Land Title Survey Certified to Attorneys' Title Guaranty Fund, Inc.;
  - b. A Properly executed ALTA Statement;Matters disclosed by the above documentation will be shown specifically on Schedule B.  
NOTE: There will be an additional charge for this coverage.
7. The Good Funds provision of the Illinois Title Insurance Act (215 ILCS 155/26) became effective January 1, 2010. This law imposes stricter rules on the type of funds that can be accepted for real estate closings and requires wired funds in many circumstances. Contact your settlement agent to confirm the type of funds that are required for your transaction.
8. Per Illinois law, for closings on or after January 1, 2011, the Company will issue Closing Protection Letters to the parties to the transaction if it is closed by the Company or its approved title insurance agent.
9. If you are a lender, your Company Closing Protection Letter will be valid only if you receive it in one of the following two ways, (1) as an email from the domain "@advocustitle.com" or (2) as a fax from fax number 312.372.9509 or 217.403.7401.

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Issued By:

**Ronald W. Arbeiter**  
1019 State Street P.O. Box 367  
Chester, IL 62233  
(618) 826-2369

2555

Agent No.

  
Signature of Agent or Authorized Signatory

## 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:

### Standard Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an inspection or 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, material, or equipment heretofore or hereafter furnished, imposed by law, and not shown by the Public Records; and
5. Taxes or special assessments that are not shown as existing liens by the Public Records.

### Special Exceptions

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the Commitment 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.
2. Any Loan Policy issued pursuant to this Commitment will be subject to the following exceptions (a) and (b), in the absence of the production of the data and other matters contained in the ALTA Statement form or an equivalent form:
  - a. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law, and not shown by the Public Records;
  - b. Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting: (i) the validity of the lien of said mortgage; and (ii) the priority of the lien over any other right, claim, lien, or encumbrance that has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.
3. The lien of taxes assessed for the year 2022 and thereafter:  
First installment 2022 taxes in the amount of \$344.09 is unpaid and due August 25, 2023.  
Second installment 2022 taxes in the amount of \$344.09 is unpaid and due September 29, 2023.  
Taxes for the year 2023 are not yet due and payable.  
Permanent Index No. 14-087-088-00
4. Memorandum of Oil, Gas and Other Minerals dated September 15, 2004 and recorded September 16, 2004, as Document No. 215888 in Book 764, Page 120-127, from Gary W. Kempfer and Shelba Kemper to A. Dale Anderson d/b/a Ada Resources.
5. Subject to all rights of way and easements as presently exist in favor of Prairie du Rocher and Modoc Levee and Drainage District of Randolph County, Illinois and Edgar Lakes Drainage and Levee District of Randolph County, Illinois, whether created by plat or otherwise and whether or not of record.
6. Subject to esement from Sidney Cohen and Florence Cohen to the Prairie du Rocher and Modoc Levee and Drainage District of Randolph County, Illinois, dated December 6, 1952, and recorded June 10, 1955, in Book 170 at Page 337 in the Randolph County, Illinois records, and all rights, easements, agreements, terms, covenants, and conditions as set forth therein.
7. Special annual maintenance assessments for the year 2023 and thereafter pertaining to the Edgar Lakes Levee and Drainage District of Randolph County, Illinois, and the Prairie du Rocher and Modoc Levee and Drainage District of Randolph County, Illinois.
8. The Company should be furnished with the following:
  - a. A Certification of Trust executed by the trustee in accordance with 760 ILCS 3/1013, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the powers of the trustee to act in the current transaction; or

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b. In the alternative, the trustee, in his or her sole discretion, may deliver to the Company a properly certified copy of the original trust agreement, under which title to the land is held, together with all amendments thereto.

The Company reserves the right to raise additional exceptions or make further requirements after review of the documentation provided.

9. The Company should be advised as to whether the trust under which title to the land is held is still in force and effect, and this Commitment is subject to such further exceptions, if any, as may be deemed necessary.
10. Terms, powers, provisions and limitations of the trust under which title to the land is held.
11. If title is to be conveyed to a trustee, the deed in trust must be recorded.
12. In any sale of trust property for which the Company or its agents are responsible for reporting the sale for tax purposes, if the trust is a grantor trust under the provisions of the Internal Revenue Code, then the taxpayer identification numbers of the grantors, along with any allocation of the sales price among the grantors, must be provided to the Company, its agents, or closers. If the trust is not a grantor trust, then the trustee must provide its taxpayer identification number to the Company, its agents, or closers. A taxpayer identification number may be obtained at <https://irs.gov>
13. Acreage shown is for convenience only to identify the property and this policy does not insure the amount of acreage.
14. 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.
15. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.
16. NOTE: No examination has been made of the mineral title. The Commitment and Policy, to be issued hereafter, should not be construed as insuring the title to minerals underlying the said premises.

NOTE: If Arbeiter Law Office does not record the documents for this transaction, copies of the recorded documents should be forwarded to the undersigned, so that an Owner's and/or Mortgagee's Policy can be issued without undue delay.

*End of Schedule B*

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⚡ ATTORNEYS' TITLE GUARANTY FUND, INC.  
and  
Affiliated Companies

**PRIVACY POLICY NOTICE**

This Notice sets forth the privacy policies and practices of Attorneys' Title Guaranty Fund, Inc. (ATG®) and its affiliated companies, ATG Trust Company, NLT Title, and The Judicial Sales Corporation. This Notice identifies the sources of nonpublic, personal information we collect regarding our customers, and specifies what measures we take to secure that information.

The words "you" and "your" mean all of our consumer customers who have a business relationship with us, such as:

- Insureds under ATG title insurance policies;
- Parties to real estate transactions;
- Persons with a trust account; and
- Borrowers who have a loan account or who have applied for a loan.

"We," "our," and "us" mean ATG and its affiliated companies listed above.

"Nonpublic personal information" means information about you that we collect in connection with providing a financial product or service to you. Non-public personal information does not include information that is available from public sources, such as telephone directories or government records.

An "affiliate" is a company we own or control, a company that owns or controls us, or a company that is owned or controlled by the same company that owns or controls us. Ownership does not mean complete ownership, but means owning a sufficient share to have control.

A "nonaffiliated third party" is a company that is not an affiliate of ours.

**THE INFORMATION WE COLLECT**

We collect nonpublic, personal information about you from the following sources:

- Information we receive from you on title insurance applications or other forms associated with your transaction with us;
- Information from a consumer reporting agency;
- Miscellaneous information about your transaction that becomes part of our file on your transaction with us; and
- Information about your transactions with nonaffiliated third parties.

We do not disclose any nonpublic, personal information about you to anyone, except as authorized by law.

**THE CONFIDENTIALITY, SECURITY, AND INTEGRITY  
OF YOUR NONPUBLIC PERSONAL INFORMATION**

We restrict access to nonpublic, personal information about you to only those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to protect your nonpublic personal information from unauthorized use.

**NONPUBLIC PERSONAL INFORMATION AND  
NONAFFILIATED THIRD PARTIES**

You have entrusted us with important personal information about you, and we will not disclose your nonpublic, personal information to nonaffiliated third parties, except as permitted by law.

**NONPUBLIC PERSONAL INFORMATION AND  
FORMER CUSTOMERS**

We do not disclose nonpublic, personal information about former customers, except as permitted by law.