

Fidelity National Title Insurance Company

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

Issuing Agent: County Title Company  
 Issuing Office: 7817 N. Knoxville Avenue, Suite 100, Peoria, IL 61614  
 Issuing Office's ALTA® Registry ID:  
 Loan ID No.:  
 Commitment No.: 53058  
 Issuing Office File No.: 53058  
 Property Address: N. Eden Rd, Elmwood, IL 61529

**SCHEDULE A**

1. Commitment Date: February 14, 2025 at 08:00 AM
2. Policy to be issued:
  - a. ALTA Own. Policy (2021)  
 Proposed Insured: To be determined  
 Proposed Amount of Insurance:  
 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: Heirs and Devisees of Roger Gary Stortz, deceased.
5. The Land is described as follows:  
 SEE EXHIBIT A ATTACHED HERETO

**County Title Company**

By:   
 County Title Company

*This page is only a part of a 2021 ALTA 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; and Schedule B, Part II-Exceptions.*

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**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.

**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. The policy, when issued, does not insure against loss or damage by reason of the following:
  - a. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
  - b. Drainage ditches, tiles, feeders, laterals and underground pipe, if any.
  - c. 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.
2. ILLINOIS GOOD FUNDS LAW REQUIRES A WIRE TRANSFER ON ANY FUNDS IN THE AMOUNT OF \$50,000 OR MORE AT CLOSING. BUYERS AND/OR SELLERS REQUIRED TO WIRE FUNDS SHOULD SIGN AND RETURN THE WIRE ACKNOWLEDGEMENT FORM PRIOR TO CLOSING.

PLEASE CALL OUR OFFICE AT 309-589-1060 FOR A FORM, IF YOU HAVE NOT RECEIVED ONE YET.

3. TAXES: Parcel Identification Number 12-21-300-007. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$2,538.74.

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(53058.PFD/53058/2)

**SCHEDULE B**  
(Continued)

4. Statutory rights, powers, and duties of the Roger B. Stortz, Administrator of the Estate of Roger Gary Stortz, deceased.

CASE NO. 2024 PR 0000252 COUNTY OF PEORIA

NOTE: SALE OF PROPERTY WILL BE SUBJECT TO COURT ORDER APPROVING THE SALE OF THE PROPERTY DESCRIBED IN EXHIBIT A OF THIS COMMITMENT.

5. Right-of-Way for public road purposes dated April 19, 1934 and recorded January 30, 1935 in Book 462 on Page 446.
6. Rights or claims of parties in possession not shown by the public record.
7. Existing unrecorded leases and tenancies and all rights thereunder of the lessees and tenants and of any person claiming by, through or under the lessees.
8. Rights of owners of land bordering or being crossed by any stream to the uninterrupted flow of water and to so much of the land, if any, as may have been formed by means other than natural accretions created by the owners of the land or third parties.
9. Existing easements for public utilities and drainage, setbacks, and restrictions.

Drainage ditches, tiles, feeders, laterals and underground pipe, if any.

Rights of the State of Illinois, county, municipality and public or quasi-public utility companies in and to that part taken or used for public roadways.

10. The last deed in the chain of title is as follows:

Limited Warranty Deed by ASARCO, Incorporated, a corporation created and existing under and by virtue of the laws of the State of New Jersey, duly authorized to transact business in the State of Illinois to Roger Gary Stortz dated December 5, 1991, and recorded January 7, 1992, as Document Number 92-00429.

NOTE: Deed was notarized on December 9, 1991.

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(53058.PFD/53058/9)

Commitment No.: 53058

**EXHIBIT A**

THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 6 EAST OF THE FOURTH PRINCIPAL MERIDIAN, PEORIA COUNTY, ILLINOIS,

EXCEPT THE FOLLOWING DESCRIBED TRACT TO-WIT:

BEGINNING AT AN IRON ROD AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 471.00 FEET TO A RAIL ROAD SPIKE; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS EAST, 370.70 FEET TO AN IRON ROD; THENCE NORTH 88 DEGREES 48 MINUTES 30 SECONDS EAST, 164.64 FEET TO AN IRON ROD; THENCE SOUTH 89 DEGREES 27 MINUTES 45 SECONDS EAST, 411.26 FEET TO AN IRON ROD; THENCE SOUTH 85 DEGREES 24 MINUTES 10 SECONDS EAST, 228.44 FEET TO AN IRON ROD; THENCE SOUTH 70 DEGREES 31 MINUTES 10 SECONDS EAST, 267.69 FEET TO AN IRON ROD; THENCE SOUTH 49 DEGREES 05 MINUTES 00 SECONDS EAST, 104.58 FEET TO AN IRON ROD; THENCE SOUTH 36 DEGREES 45 MINUTES 00 SECONDS EAST, 113.42 FEET TO AN IRON ROD; THENCE SOUTH 11 DEGREES 53 MINUTES 45 SECONDS EAST, 80.43 FEET TO AN IRON ROD; THENCE SOUTH 80 DEGREES 59 MINUTES 15 SECONDS EAST, 115.29 FEET TO AN IRON ROD; THENCE SOUTH 48 DEGREES 29 MINUTES 15 SECONDS EAST, 494.59 FEET TO AN IRON ROD; THENCE SOUTH 37 DEGREES 56 MINUTES 45 SECONDS EAST, 139.27 FEET TO AN IRON ROD; THENCE SOUTH 31 DEGREES 26 MINUTES 00 SECONDS EAST, 157.89 FEET TO AN IRON ROD; THENCE SOUTH 39 DEGREES 36 MINUTES 30 SECONDS EAST, 582.42 FEET TO AN IRON ROD ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1755.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 88 DEGREES 47 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 2629.15 FEET TO THE PLACE OF BEGINNING. SITUATED IN PEORIA COUNTY, ILLINOIS

SUBJECT TO THE RIGHT-OF-WAY OF COUNTY HIGHWAY #22 RUNNING ALONG THE WESTERLY SIDE OF THE ABOVE DESCRIBED TRACT AND ALSO SUBJECT TO ALL EASEMENTS OF RECORD.

**Remit Payment To:**

County Title Company  
7817 N. Knoxville Avenue, Suite 100  
Peoria, IL 61614  
(309)589-1060

**INVOICE**

**Billed To:**

**Invoice Date:** February 18, 2025

**Our File Number:** 53058

**Reference:** To be determined

**Property:**

N. Eden Rd  
Elmwood, IL 61529  
Peoria County

DESCRIPTION	AMOUNT
Search fee	250.00
<b>Invoice Total Amount Due</b>	<b>\$ 250.00</b>