



Transaction Identification Data for reference only:

Issuing Agent: LIVINGSTON COUNTY ABSTRACT COMPANY  
Issuing Office: 309 NORTH MILL STREET, PONTIAC, IL 61764  
ALTA Universal ID: 1038124  
Loan ID Number:  
Commitment Number: 167-18-722  
Issuing Office File Number: 167-18-722  
Property Address: AG LAND, PONTIAC, IL 61764  
Revision Number: 3/3

SCHEDULE A

- 1. Commitment Date: 12/14/18 at 5:00.00 p.m.
- 2. Policy to be issued: Proposed Policy Amount:  
(a) ALTA Owner's Policy 2006 \$10,000.00  
Proposed Insured:  
**\*\* PURCHASER WITH CONTRACTUAL RIGHTS UNDER A PURCHASE AGREEMENT WITH THE VESTED OWNER IDENTIFIED AT ITEM 4 BELOW \*\***
- 3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**  
(Identify estate covered, i.e., fee, leasehold, etc.)
- 4. Title to the **Fee Simple** estate or interest in the Land is at the Commitment Date vested in:  
**\*\* STATE BANK OF GRAYMONT AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 29TH DAY OF DECEMBER, 1999, KNOWN AS RITTENHOUSE HEIRS TRUST NUMBER 380 \*\***

5. The Land is described as follows:

**TRACT 1:**  
The Northeast Quarter of the Southeast Quarter of Section 20, Township 28 North, Range 5 East of Third Principal Meridian, lying South of Illinois Central Gulf Railroad right of way EXCEPT .07 acre in the Northwest Corner to the State, in Livingston County, Illinois. ALSO EXCEPT the following: A part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 28 North, Range 5 East of the Third Principal Meridian, being more particularly described as follows: Commencing at the Northwest Corner of said Northeast Quarter; thence East 85.00 feet along the North line of said  
See Continuation Sheet

Agent Name: Livingston County Abstract Company

By: [Signature]  
Authorized Signatory

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. 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; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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SCHEDULE A  
Legal Description (Continued)

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Northeast Quarter to a point, said line being on the centerline of the abandoned Illinois Central Railroad; thence South, 40.00 feet along a line parallel with the West line of said Northeast Quarter, said line being at an angle to the left of 89 degrees 55 minutes 54 seconds from the last described course, to the TRUE POINT OF BEGINNING, said point being the intersection of the South right-of-way line of said abandoned railroad with the Easterly right-of-way line of Deerfield Road; thence East, 920.55 feet along the South right-of-way line of said abandoned railroad, said line being at an angle to the right of 89 degrees 55 minutes 54 seconds from the last described course, to a point; thence South 436.26 feet along a line parallel with the West line of said Northeast Quarter, said line being at an angle to the left of 89 degrees 55 minutes 54 seconds from the last described course, to a point; thence West. 1005.55 feet along a line parallel with the North line of said Northeast Quarter, said line being at an angle to the left of 90 degrees 04 minutes 06 seconds from the last described course, to a point on said West line and also being a point on the East right-of-way line of Deerfield Road; thence North 363.69 feet along said West line, said line being at an angle to the left of 89 degrees 55 minutes 54 seconds from the last described course; thence Northeasterly, 111.83 feet along the Easterly right-of-way line of Deerfield Road, said line being at an angle to the left of 130 degrees 31 minutes 46 seconds from the last described course, to the point of beginning, all being situated in the City of Pontiac, Livingston County, Illinois.

AND ALSO EXCEPT the following: A part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 28 North, Range 5 East of the Third Principal Meridian, being more particularly described as follows: Commencing at the Northwest Corner of said Northeast Quarter, thence South 476.26 feet along the West line of said Northeast Quarter, said line also being the East right-of-way line of Deerfield Road, to the True Point of Beginning; thence East 675.00 feet along a line parallel with the North line of said Northeast Quarter, said line being at an angle to the right of 89 degrees 55 minutes 54 seconds from the last described course, to a point; thence South 325.00 feet along a line parallel with the West line of said Northeast Quarter, said line being at an angle to the left of 89 degrees 55 minutes 54 seconds from the last described course to a point; thence West 675.00 feet along a line parallel with the North line of said Northeast Quarter, said line being at an angle to the left of 90 degrees 04 minutes 06 seconds from the last described course to a point on the West line of said Northeast Quarter, said line also being the East right-of-way line of Deerfield Road, thence North 325.00 feet along the West line of said Northeast Quarter; said line being at an angle to the left of 89 degrees 55 minutes 54 seconds from the last described course to the point of beginning, all

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SCHEDULE A  
Legal Description (Continued)

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being situated in the City of Pontiac, Livingston County, Illinois. AND ALSO EXCEPT the following: A part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 28 North, Range 5 East of the Third Principal Meridian, being more particularly described as follows: Beginning at the Southwest Corner of said Northeast Quarter, thence North, 200.00 feet along the West line of said Northeast Quarter, said line also being the East right-of-way line of Deerfield road; thence East, 1089.00 feet along a line parallel with, and 200.00 feet Northerly of, the South line of said Northeast Quarter to a point; thence South, 200.00 feet along a line parallel with the West line of said Northeast Quarter to a point on said South line; thence West, 1089.00 feet along said South line to the Point of Beginning, all being situated in the City of Pontiac, Livingston County, Illinois.

Permanent Real Estate Tax Index Number 15-20-400-032.

TRACT 2:

The West Half of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, lying South of the Illinois Central Gulf Railroad right of way, Livingston County, Illinois, EXCEPT Second Addition to Rittenhouse Industrial Park Subdivision; ALSO EXCEPT beginning at the Northeast Corner of Lot 4 in the Second Addition to Rittenhouse Industrial Park Subdivision as platted and recorded in Plat Book 9 at page 76 in the Livingston County Recorder's Office; thence West 416.00 feet along the North line of Lots 4 and 5 in said Addition to the Northwest corner of said Lot 5; thence North 200.00 feet along the Northerly extension of the West line of said Lot 5 which forms an angle to the left of 89 degrees 22 minutes 00 seconds from the last described course; thence East, 416.00 feet along a line parallel with and 200.00 feet North of the North line of said Lots 4 and 5 to a point on the Northerly extension of the East line of said Lot 4; thence South, 200.00 feet along the Northerly extension of the East line of said Lot 5 which forms an angle to the left of 89 degrees 22 minutes 00 seconds from the last described course to the point of beginning, all being located in the City of Pontiac, Livingston County, Illinois. AND ALSO EXCEPT that part thereof conveyed to the City of Pontiac in a Right of Way Deed filed for record March 15, 2012 as Document No. 615070, described as follows: An 80 foot wide strip of land being located in the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, said strip being more particularly described as follows: Commencing at the Southwest corner of Lot 6 in the 2nd Addition to Rittenhouse Industrial Park Subdivision as platted and recorded as Doc. No. 347489 in the Livingston County Recorder's office, thence North along the West line of said Lot 6, 284.00 feet to the true point of beginning, said point  
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SCHEDULE A  
Legal Description (Continued)

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being a point on the East Right-of-Way line of Norman Drive; thence North, 1362.00 feet along said East Right-of-Way line and its Northerly extension to a point; thence West 80.00 feet to a point on the Northerly extension of the West Right-of-Way line of Norman Drive; thence South 1362.00 feet along the Northerly extension of said West Right-of-Way line to a point, said point also being on the East line of Lot 7 in said subdivision; thence East 80.00 feet to the point of beginning, all being situated in the City of Pontiac, Livingston County, Illinois.

Permanent Real Estate Tax Index Number 15-21-301-004.

TRACT 3:

That part of the West Half of the East Half of the West Half of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, lying South of Illinois Central Gulf Railroad right of way EXCEPT First Addition to Rittenhouse Industrial Park Subdivision and EXCEPT Second Addition to Rittenhouse Industrial Park Subdivision and EXCEPT part to State for Illinois Route 116 and ALSO EXCEPT the North 901.2 feet thereof, in Livingston County, Illinois.

Permanent Real Estate Tax Index Number 15-21-326-022.

TRACT 4:

Lot 9 of Second Addition to Rittenhouse Industrial Park Subdivision in part of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois and a 30 foot strip lying South and adjacent thereto.

Permanent Real Estate Tax Index Number 15-21-351-001.

TRACT 5:

Lot 7 and Lot 8 of Second Addition to Rittenhouse Industrial Park Subdivision, and that part of the vacated frontage road easement lying South of Lots 7 and 8, in part of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois.  
EXCEPT that part thereof lying within the following described land: A part of Lot 7 and Lot 8, and a part of the vacated frontage road easement lying South of Lots 7 and 8, in the Second Addition of Rittenhouse Industrial Park Subdivision platted and recorded as Document #347489 in the Livingston County Recorder's Office and being located in the West One-Half of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, being more particularly described as follows: Beginning at a point on the Southerly extension of the East line of said Lot 7, said point being 30.00 feet South of the Southeast corner of said Lot 7 and on  
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CHICAGO TITLE INSURANCE COMPANY  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE A**  
**Legal Description (Continued)**

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the current North right-of-way line of Illinois Route S.B.I. Route 116; thence North, 314.00 feet along the East line of said Lot 7 and its Southerly extension; thence West, 271.00 feet along a line parallel with the South line of said Lots 7 and 8; thence South, 314.00 feet along a line parallel with, and 271.00 feet equidistant from the East line of said Lot 7 to a point 30.00 feet South of said South line and on the North right-of-way line of Illinois Route 116; thence East, 271.00 feet along said North right-of-way line, being a line 30.00 feet South of, and parallel with, the South line of said Lots 7 and 8 to the Point of Beginning.

AND ALSO EXCEPT that part thereof lying within the following described land: That part of Lots 7 and 8 in the Second Addition of Rittenhouse Industrial Park Subdivision platted and recorded as Document #347489 in the Livingston County Recorders Office, located in the West Half of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian in said County, bounded and described as follows: Beginning at a point on the East line of said Lot 7, which point is 284 feet North from the Southeast Corner of said Lot 7, and running; thence North, along said East line, 32 feet; thence West, parallel with the South Line of said Lots 7 and 8, 239 feet; thence South 32 feet; and thence East 239 feet to the Point of Beginning.

And including the following described Tract:

That part of Lot 8 and that part of the vacated frontage road easement lying South of said Lot 8 in the Second Addition of Rittenhouse Industrial Park Subdivision platted and recorded as Document #347489 in the Livingston County Recorders Office, located in the West Half of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian in said County, bounded and described as follows: Commencing at the Southeast Corner of Lot 7 in said Subdivision, and running; thence South, along a Southerly extension of the East line of said Lot 7, 30 feet; thence West, parallel with the South line of said Lots 7 and 8, 239 feet to the Point of Beginning; Thence North, parallel with said East Line of Lot 7, 314 feet; thence West, parallel with said South Line, 32 feet; thence South 314 feet; and thence East 32 feet to the Point of Beginning.

Permanent Real Estate Tax Index Numbers 15-21-351-009 and 15-21-351-013.

**TRACT 6:**

Lot 6 of Second Addition to Rittenhouse Industrial Park Subdivision in part of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois, EXCEPT the South 284 feet thereof.

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CHICAGO TITLE INSURANCE COMPANY  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE A**  
**Legal Description (Continued)**

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Permanent Real Estate Tax Index Number 15-21-352-005.

TRACT 7:

Lot 3, EXCEPT the South one-third thereto, of Second Addition to Rittenhouse Industrial Park Subdivision in part of the Southwest Quarter of Section 21, Township 28 North, Range 5 East of the Third Principal Meridian, Livingston County, Illinois.

Permanent Real Estate Tax Index Number 15-21-376-007.



**SCHEDULE B, PART I**  
**Requirements**

File No.: 167-18-722

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: Please be aware that 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.
6. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow. Please contact your local Title office regarding the application of this new law to your transaction.
7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.
8. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
9. **Any recorded lien shown in Schedule B-2 will appear as an exception in the policy unless a sufficient release of said lien is recorded in the county where the subject premises is located.**
10. **The spouse of any individual executing a conveyance to be insured must join in the conveyance unless the instrument adequately reflects the individual is not married or a partner in civil union, or that the subject premises is not homestead property.**

**See Continuation Sheet**

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AMERICAN  
LAND TITLE  
ASSOCIATION

Schedule B-I

(11/17 DisplaySoft 25-WIN-IL-CMTBI\_2016)





CHICAGO TITLE INSURANCE COMPANY  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART I**  
**Requirements (Continued)**

File No.: 167-18-722

11. The Company should be furnished the following:
- a. A Certification of Trust executed by the trustee in accordance with 760 ILCS 5/8.5, together with excerpts of the trust agreement and amendments thereto relating to the designation of trustees and the power of the trustee to act in the current transaction, or
  - b. In the alternative, the trustee, in his or her sole discretion, may deliver to the Company a full copy of the trust agreement with all amendments thereto.
- The Company reserves the right to add additional items or make further requirements after review of the requested documentation.





**SCHEDULE B, PART II**  
**Exceptions**

File No.: 167-18-722

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

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

General Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land 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, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not 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 I - Requirements are met.
8. **Taxes for the year 2018, and for all subsequent years.**  
 (Real Estate Taxes for Tract 1 for the year 2017 are in two installments of \$250.77 each and are marked paid. Permanent Real Estate Tax Index Number 15-20-400-032.)  
 (Real Estate Taxes for Tract 2 for the year 2017 are in two installments of \$669.77 each are marked paid. Permanent Real Estate Tax Index Number 15-21-301-004.)  
 (Real Estate Taxes for Tract 3 for the year 2017 are in two installments of \$183.28 each are marked paid. Permanent Real Estate Tax Index Number 15-21-326-022.)  
 (Real Estate Taxes for Tract 4 for the year 2017 are in two installments of \$138.51 each are marked paid. Permanent Real Estate Tax Index Number 15-21-351-001.)  
 (Real Estate Taxes for Tract 5 for the year 2017 are in two installments of \$13.31 each are marked paid. Permanent Real Estate Tax Index Number 15-21-351-009.)

**See Continuation Sheet**

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SCHEDULE B, PART II  
Exceptions (Continued)

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(Real Estate Taxes for Tract 5 for the year 2017 are in two installments of \$28.36 each are marked paid. Permanent Real Estate Tax Index Number 15-21-351-013.)

(Real Estate Taxes for Tract 6 for the year 2017 are in two installments of \$76.17 each are marked paid. Permanent Real Estate Tax Index Number 15-21-352-005.)

(Real Estate Taxes for Tract 7 for the year 2017 are in two installments of \$26.20 each are marked paid. Permanent Real Estate Tax Index Number 15-21-376-007.)

9. 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.
10. Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any, not shown of record.
11. Easement to construct, operate, patrol, maintain and replace a communication system within one rod North of Route 116 as granted to GTE North Incorporated by two instruments, each recorded on March 9, 2000 as Document Numbers 516329 and 516334. (See the document for an exhibit). (Affects Tracts 4 and 5)
12. Gas Main Easement to Northern Illinois Gas Company, an Illinois corporation dated April 10, 1970 and recorded May 8, 1970 in Miscellaneous Record 97 page 517. (Affects Tracts 4, 5, 6 and 7)
13. 10 foot utility easement and 30 foot building setback line as shown upon Plat of Subdivision dated May 15, 1972 and recorded August 4, 1972 in Book 9 of Plats page 76. (Affects Tracts 4, 5, 6 and 7)
14. Easement in favor of General Telephone Company of Illinois recorded July 25, 1979 as Document Number 385858. (Affects Tracts 4, 5, 6, and 7)
15. Right of way for public road purposes in favor of the State of Illinois recorded December 31, 1980 as Document Number 392808. (Affects Tracts 4, 5, 6 and 7)
16. Easement in favor of the GTE North Incorporated recorded February 20, 1996 as Document Number 482822. (Affects Tracts 4, 5, 6 and 7)
17. Easement in favor of the GTE North Incorporated recorded June 13, 1996 as Document Number 485889. (Affects Tracts 4, 5, 6 and 7)  
See Continuation Sheet



CHICAGO TITLE INSURANCE COMPANY  
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART II**  
**Exceptions (Continued)**

File No.: 167-18-722

18. Existing unrecorded leases in any.
19. Terms, powers, provisions and limitations of the trust under which title to said land is held.
20. Subject to the terms and provisions contained in an agreement for sanitary sewer easement filed for record November 3, 2014 as Document Number 631514. (Affects Tract 6)
21. Easement to the City of Pontiac filed for record June 18, 2010 as Document Number 602356 granting the right to construct, operate, maintain and repair a sanitary sewer system over and across part of subject premises (Affects Tracts 1, 2 and 3)
22. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
23. Attached Privacy Notice.

**WARNING - FRAUDULENT FUNDING INSTRUCTIONS**

Email hacking and fraud are on the rise to fraudulently misdirect funds. Please call your escrow officer immediately using contact information found from an independent source, such as the sales contract or internet, to verify any funding instructions received. We are not responsible for any wires sent by you to an incorrect bank account.

Alan Schrock, Attorney  
307 W. Washington Street  
Pontiac, IL 61764