



File No.: BTC2510219

Dated: 12/16/2025

Revision No.:

Benchmark Title, a div. of Fidelity National Title Company, LLC is pleased to provide you with the following requested information on the below described property. Please forward your payment for this service in accordance with the attached invoice.

Benchmark Title, a div. of Fidelity National Title Company, LLC has made a search of the Recorder of Deeds Office and Judgments records relating to the following described property in the County of St. Clair & Monroe, State of Illinois:

The land referred to in this report is described as follows:

For APN/Parcel ID(s): 16-25.0-400-003 and 08-25-400-004-000

The South 30 acres of the East Half of the Southeast Quarter of Section 25, Township 2 South, Range 9 West of the Third Principal Meridian, including a 16 1/2 foot wide roadway accessed along the East side of the 50 acres adjoining the North side of the described tract of land. Located in St. Clair County (10 acres) and Monroe County (20 acres), Illinois, and containing 30 acres, more or less.

Said 16 1/2 foot wide roadway described as follows:

Commencing the survey thereof at the Northeast corner of the Southeast Quarter of Section 25, thence South 24 chains and 91 links, thence West 30 links, thence North 24 chains and 91 links, and thence East 30 links to the place of beginning, containing in all seventy-four hundredths of an acre.

THE GRANTEE(S) named in the last recorded deed is/are:

Reiss Family Partnership, as to an undivided 1/2 interest. subject to the interest of Irwin H. Reiss and Mary L. Reiss in and to that part of the subject property situated in Monroe County, Illinois.

Franklin Reiss Testamentary Farm Trust, as to an undivided 1/2 interest.

UNRELEASED MORTGAGES OF RECORD:

None filed of record.

LIENS OF RECORD:

None filed of record.

JUDGMENT(S) AGAINST THE PARTIES VESTED DURING THE LAST 10 YEARS:

None filed of record.

LETTER REPORT

(continued)

MECHANIC'S LIEN(S):

None filed of record.

BANKRUPTCIES:

None filed of record.

TAX INFORMATION:

Parcel 1, St. Clair County

The lien of the General Taxes for the year 2024 appear PAID in the amount of \$65.54 for Parcel I.D. No 16-25.0-400-003; c/k/a: George Reiss Rd, Waterloo, IL 62298. Address and Parcel I.D. No. are subject to change by County authorities. Tax assessment reduced by the Homestead Exemption in the amount of \$0.00, Senior Citizens' Homestead Exemption in the amount of \$0.00, and the Senior Citizens' Assessment Freeze Homestead Exemption in the amount of \$0.00.

NOTE: The due dates for 2024 tax bills were as follows: July 2, 2025 and September 2, 2025

Parcel 2, Monroe County

The lien of the General Taxes for the year 2024 appear PAID in the amount of \$194.18 for Parcel I.D. No 08-25-400-004-000; c/k/a: George Reiss Rd, Waterloo, IL 62298. Address and Parcel I.D. No. are subject to change by County authorities. Tax assessment reduced by the Homestead Exemption in the amount of \$0.00, Senior Citizens' Homestead Exemption in the amount of \$0.00, and the Senior Citizens' Assessment Freeze Homestead Exemption in the amount of \$0.00.

NOTE: The due dates for 2024 tax bills were as follows: September 19, 2025 and November 14, 2025

NOTE: The foregoing information is furnished strictly with the understanding that such information has been taken from the public record without a complete examination of instruments that purport to affect the subject real property and therefore, Benchmark Title, a div. of Fidelity National Title Company, LLC assumes no liability as to the accuracy or completeness of such information.

No examination has been made as to whether the grantor in the instrument purporting to transfer title to the "apparent owner" set forth under paragraph one (1) above actually owned the property attempted to be conveyed, nor as to whether that instrument is a valid conveyance.

The document cannot be relied upon as establishing ownership, but is only intended to show the names of the persons presently appearing to claim ownership as reflected in the public records, and the encumbrances described above.

No search was made for deaths, marriages or financing statements filed with the state pursuant to the Uniform Commercial Code.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

LETTER REPORT

(continued)

This report is prepared by Benchmark Title, a div. of Fidelity National Title Company, LLC as an accommodation and does not represent a Commitment to insure title or an abstract of title. Further, the report is not an opinion as to the marketability of title to the subject premises and should not be considered providing legal advice.

Benchmark Title, a div. of Fidelity National Title Company, LLC shall have no liability for this report unless the invoice for this report is paid in full within thirty (30) days of the invoice date.

Benchmark Title, a div. of Fidelity National Title Company, LLC's liability for this report is limited to One Thousand and No/100's Dollars (\$1,000.00). There is no liability assumed for items not indexed properly in the public records or other databases on which Benchmark Title, a div. of Fidelity National Title Company, LLC relies or for matters that would be disclosed by an accurate survey or inspection of the property. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the property in question, and no liability is assumed for any discrepancies resulting therefrom.

If you have any questions, please contact the examiner indicated below.

Benchmark Title, a div. of Fidelity National Title Company, LLC



Authorized Signatory