



File Number: NV260122

INFORMATIONAL REPORT

1. Title to the estate or interest in the Land is at the date of this Informational Report is vested in: **Janice M. Strohbeck and Donald D. Strohbeck, Trustees and successors in trust of the Janice M. Strohbeck Revocable Living Trust dated January 10, 1996**
2. The estate or interest in the Land described or referred to in this Informational Report is **Fee Simple**.
3. The report reflects a title search of the public records thru the Search Date of: **February 3, 2026**.

By: 

The legal description of the land searched is:

Tract 1:

The Northeast Quarter of the Northwest Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian, EXCEPT a part of said tract being more particularly described as follows: Beginning at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 34; thence North 88 degrees 26 minutes 16 seconds West along the South line of the said Northeast Quarter of the Northwest Quarter, a distance of 329.45 feet to an iron pin; thence North 00 degrees 21 minutes 05 seconds West along a line parallel with the East line of said Northeast Quarter of the Northwest Quarter, a distance of 529.18 feet to an iron pin; thence South 88 degrees 26 minutes 16 seconds East along a line parallel with the South line of the said Northeast Quarter of the Northwest Quarter, a distance of 329.45 feet to a point on the East line of the said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 21 minutes 05 seconds East along the East line of the said Northeast Quarter of the Northwest Quarter, distance of 529.18 feet to the point of beginning;

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-100-010

Tract 2:

The North Half of the Southeast Quarter of the Northwest Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian,

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the



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estate of said coal, oil, gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-100-008

Tract 3:

The Northwest Quarter of the Northeast Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian,

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-200-001

Tract 4:

The North 30 acres of the Southwest Quarter of the Northeast Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian,

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-200-004

Tract 5:

The South 10 acres of the Southwest Quarter of the Northeast Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian,

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-200-006

Tract 6:

The West 20 acres of the Southeast Quarter of the Northeast Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian,

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-200-008

Tract 7:

The East 20 acres of the South Half of the Northeast Quarter in Section 34, Township 1 South, Range 1 West of the Third Principal Meridian,



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Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.

Situated in Washington County, Illinois.
PPN: 07-09-34-200-009



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EXPECTED REQUIREMENTS

Based on the results of this Informational Report, if a policy of title insurance were to be ordered as of the Search Date, the following requirements would need to be met, in order to issue a policy of title insurance:

1. Any proposed Insured must notify the company in writing of the name of any party not referred to in this Informational Report who will obtain an interest in the Land or who would make a loan on the land. Our Company would 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 any policy to the company.
4. Documents satisfactory to our company that convey title or create any mortgage to be insured, or both, would have to be properly authorized, executed, delivered, and recorded in the public records.
5. Our company would need be informed, prior to closing, of any alterations, repairs or new construction in progress, recently completed or contemplated, at which time additional requirements might become necessary.
6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, our company would not able to close or insure any transaction involving land that is associated with these activities.
7. 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.
8. 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.
9. Any 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) would be revised and premiums charged consistent therewith when any final amounts were approved.
10. Trustee's Deed executed by Successor Trustees of the Janice M. Strohbeck Revocable Living Trust dated January 10, 1996 to _____, must be made a matter of public record.
11. It appears that the original trustees in title are deceased. Relative thereto, the Company should be furnished the following:
 - a) A Certification of Trust executed by the current 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 power of the trustee to act in the current transaction, or
 - b) In the alternative, the current trustee, in his or her sole discretion, may deliver to the Company:
 - (1) A certified or uncertified copy of the Death Certificate of the original trustee;



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- (2) A certified copy of the original trust agreement, together with any amendments thereto; and
- (3) Certified copies of the appointment and acceptance of _____, the Successor Trustee.

The Company reserves the right to add additional items or make further requirements after review of the requested information.

12. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
13. This commitment is subject to an update if the effective date as listed on Schedule A is older than 30 days. Please contact Community Title and Escrow to request and update to this commitment.
14. Any installment of real estate taxes that are due and payable must be paid.
15. We require a notarized affidavit from all seller(s), purchaser(s), borrower(s), lessee(s), and any other parties holding an interest in the land establishing:
 - (i) the identity of any broker(s), known to have an agreement with the affiant, or any party claiming by, through or under said affiant, relative to any interest in the land, and
 - (ii) the amount of compensation due or to become due such broker(s), or
 - (iii) certifying that there are no broker(s) with any lien, or right to a lien, under any existing agreement with a broker.

We must be advised whether the subject premises has a property manager, and this Commitment is subject to such additional exceptions or requirements as we then deem necessary. We should be furnished either a statement that there is no property manager employed to manage the land, or in the alternative, if there is a property manager, we should be furnished a final lien waiver from any property manager acting on behalf of the owner.

In the event that said affidavit(s) is not provided, then our policy(ies) when issued shall contain the following exception(s):

Any lien, or right of lien, of a broker for compensation agreed upon by the broker and the broker's client or customer under the terms of any agreement for the purpose of buying, selling, leasing, financing, or otherwise conveying any interest in the land, under Public Act 87-779, S.H.A. Ch. 82 Paragraph 651.

Any lien, or right of lien, of any Property Manager.

16. CLOSING INFORMATION NOTE: If the closing of subject property is to be conducted by Highland Community Title, LLC (Nashville), we require all monies due from the purchase or the loan to be in the form of a wire transfer. We are required by law not to disburse funds until such "Good Funds" have been deposited, finally settled and credited to our escrow account. Wire transfers qualify as "Good Funds" immediately upon receipt.



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EXPECTED EXCEPTIONS

Based on the results of this Informational Report, if a policy of title insurance were to be ordered as of the Search Date, the following exceptions would be expected to appear on any policy of title insurance:

THIS INFORMATIONAL REPORT 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.

Any Policy would 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:

1. Rights or claims of parties in possession not shown by 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. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I —Requirements are met.
7. Taxes for the year 2025 and 2026 and thereafter are a lien. Taxes for the year 2024 due and payable in 2025 are as follows:

Parcel ID Number: 07-09-34-100-010 - Taxes are assessed in amount of \$509.08 and are now paid.
Parcel ID Number: 07-09-34-100-008 - Taxes are assessed in amount of \$537.10 and are now paid.
Parcel ID Number: 07-09-34-200-001 - Taxes are assessed in amount of \$1,091.64 and are now paid.
Parcel ID Number: 07-09-34-200-004 - Taxes are assessed in amount of \$854.46 and are now paid.
Parcel ID Number: 07-09-34-200-006 - Taxes are assessed in amount of \$274.62 and are now paid.
Parcel ID Number: 07-09-34-200-008 - Taxes are assessed in amount of \$559.12 and are now paid.
Parcel ID Number: 07-09-34-200-009 - Taxes are assessed in amount of \$593.90 and are now paid.

The current tax information reflects no exemptions.

NOTE: PERMANENT PARCEL NUMBERS ARE PROVIDED FOR INFORMATION ONLY. WE NEITHER

GUARANTEE NOR INSURE THE ACCURACY OR COMPLETENESS THEREOF. YOU ARE ADVISED THAT YOU SHOULD NOT RELY UPON THESE NUMBERS AND SHOULD INDEPENDENTLY VERIFY TAX PARCEL NUMBERS AND THE STATUS THEREOF.

8. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
9. Utility and/or drainage easements, if any.
10. Easement for public and quasi-public utilities, if any.
11. Easement executed by Fred Weber, a widower to Illinois Iowa Power Company, dated November 7, 1940 and recorded November 25, 1940 in Book 174 Page 404. (For further particulars see record) (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$ 34-1-1)
12. Pipe Line Right of Way Grant executed by Fred H. Weber and Martha Weber, his wife to Sohio Pipe Line Company, dated March 7, 1962 and recorded June 20, 1962 in Book 241 Page 363. (For further particulars see record) (Not followed further) (Affects premises in caption)
13. Easement executed by Martha Weber to American Telephone and Telegraph Company, dated March 25, 1970 and recorded November 3, 1970 in Book 276 Page 193. (For further particulars see record) (Affects premises in caption)
14. Easement executed by Janice M. Strohbeck and Donald D. Strohbeck, Trustees and successors in trust of the Janice M. Strohbeck Revocable Living Trust dated January 10, 1996 to Hoyleton Rural Water Company, dated May 27, 2004 and recorded June 16, 2004 in Book 589 Page 223, as Document No. 225844. (For further particulars see record) (Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ 34-1-1)
15. Plat of Survey for other land dated September 25, 2018 and recorded November 9, 2018 in Plat Cabinet 4 Slide 38B, as Document No. 270506, references the NE $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, T1S R1W of 3rd P.M., fence line and excepted tract. (For further particulars see record)
16. No examination has been made of the mineral title. Coverage shall not be construed as including the title to minerals underlying the subject premises.
17. Any and all easements, restrictions, outstanding oil, gas and mineral rights, and rights to aboriginal antiquities of record, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin.
18. All rights and easements in favor of the holder of any interest in the mineral estate or any party claiming by, through, or under said holder.
19. Rights of the Public, the State of Illinois, the County, the Township and the Municipality in and to that part of the premises taken, used, or dedicated for roads or highways.
20. Rights of tenants in possession under unrecorded leases, if any.
21. We have made a search of the public records under the proposed buyer as _____. We reserve the right to amend this commitment after making a further search in the event of additional buyers and/or substitution of buyers.
22. Any lien, or right of lien, of a broker for compensation agreed upon by the broker and the broker's client or customer under the terms of any agreement for the purpose of buying, selling, leasing, financing, or otherwise conveying any interest in the land, under Public Act 87-779, S.H.A. Ch. 82 Paragraph 651.

Any lien, or right of lien, of any property manager.

The Company has delivered this Commitment and/or Policy to the proposed insured and/or insured by electronic means. All signatures contained herein are to be effective under the provisions of Section 5-110 of the Illinois Electronic Commerce Security Act (5 ILCS 175/5-110).

LIMITATION OF LIABILITY

This Informational Report is given for informational purposes only, is not a guarantee or opinion of title, and does not insure any party. This report is limited in scope and is not an abstract of title, title opinion, preliminary title report, title report, commitment to issue title insurance, or a title policy, and should not be relied upon as such. In providing this report, the Company is not acting as an abstractor of title. This report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. This report is not to be relied upon as a representation of the status of title to the property and does not make a determination as to whether there may be a break in the chain of title.

If you do not wish to limit liability as stated herein and you desire that additional liability be assumed by the Company, you may request and purchase a policy of title insurance, a binder, or a commitment to issue a policy of title insurance. You therefore agree, as part of the consideration for the issuance of this report and to the fullest extent permitted by law, to limit the liability of the Company, its licensors, agents, service providers, subsidiaries, affiliates, employees, and subcontractors, for any and all claims, liabilities, causes of action, losses, costs, damages and expenses of any nature whatsoever, including attorney's fees, however alleged or arising including but not limited to those arising from breach of contract, negligence, the Company's own fault and/or negligence, errors, omissions, strict liability, breach of warranty, equity, the common law, statute, or any other theory of recovery or from any person's use, misuse, or inability to use the report, so that the total aggregate liability of the Company, its employees, agents and subcontractors shall not exceed the Company's total fee for this report.