

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

Commitment Number: 250194813393
Issuing Agent: Galanopoulos & Galgan
Issuing Office's
ALTA® Registry ID: 6888
Issuing Office File Number: 2025-235
Property Address: 110 Light Road
Oswego, IL 60543

COMMITMENT FORM – SCHEDULE A

1. Commitment Date: March 26, 2025
2. Policy to be issued:
 - a. ☒ 2021 ALTA Owner's Policy
Proposed Insured:
Proposed Amount of Insurance: \$1,050,000.00
 - b. ☒ 2021 ALTA Loan Policy
Proposed Insured:
Proposed Amount of Insurance: \$1.00
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:
CHICAGO TITLE LAND TRUST COMPANY, an Illinois corporation, d/b/a THE LAND TRUST COMPANY, as Trustee Under Trust Agreement Dated October 1, 1986 and Known as Trust No. 12938
5. The Land is described as follows:
THAT PART OF LOT 2 OF RESUBDIVISION OF PART OF LOT 5 OF UNIT TWO, MARINA TERRACE, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 2; THENCE SOUTH 83 DEGREES, 39 MINUTES, 5 SECONDS EAST ALONG THE MOST SOUTHERLY LINE OF SAID LOT, 389.46 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1 DEGREES, 46 MINUTES, 0 SECONDS WEST 239.6 FEET; THENCE NORTH 88 DEGREES, 14 MINUTES, 00 SECONDS EAST 168 FEET; THENCE NORTH 1 DEGREES, 46, MINUTES, 00 SECONDS WEST 24 FEET; THENCE NORTH 88 DEGREES, 14 MINUTES, 00 SECONDS EAST 245 FEET TO THE MOST EASTERLY LINE OF SAID LOT; THENCE SOUTH 1 DEGREES, 46 MINUTES, 0 SECONDS EAST ALONG SAID EASTERLY LINE 20 FEET; THENCE SOUTH 88 DEGREES, 14 MINUTES, 00 SECONDS WEST 210 FEET; THENCE SOUTH 1 DEGREES, 46 MINUTES, 0 SECONDS EAST 272.52 FEET TO A POINT ON SAID SOUTHERLY LINE WHICH IS 10.10 FEET WEST OF THE MOST SOUTHERLY SOUTH EAST CORNER THEREOF; THENCE NORTH 83 DEGREES, 39 MINUTES, 5 SECONDS WEST ALONG SAID SOUTHERLY LINE 205.09 FEET TO THE POINT OF BEGINNING; IN THE TOWNSHIP OF OSWEGO, KENDALL COUNTY, ILLINOIS.

CHECK LEGAL

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Issued By:

Galanopoulos & Galgan
340 W. Butterfield Road, Suite 1A
Elmhurst, IL 60126
630-832-6666

1948

Agent No.

Signature of Agent or Authorized Signatory

COMMITMENT FORM – SCHEDULE B

Commitment No.: 250194813393

Commitment Date: March 26, 2025

State Issued: IL

File Name: 2025-235

**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.

**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.

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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 2023 and thereafter:

First installment 2023 taxes in the amount of \$4,739.85 is paid.
Second installment 2023 taxes in the amount of \$4,730.85 is paid.
Taxes for the year 2024 are not yet due and payable.

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4. Terms, powers, provisions, and limitations of the Trust under which title to the property is held.
5. A 15 foot sewer and water main easement along the South and East lines as shown on the Plat of subdivision recorded July 20, 1981 as Document No. 81-2756
6. A 5 foot sewer and water main easement along the North line as shown on the Plat of subdivision recorded July 20, 1981 as Document No. 81-2756
7. A 10 foot utility easement along the East line as shown on the Plat of subdivision recorded July 20, 1981 as Document No. 81-2756
8. A 30 foot easement for ingress and egress along the East line as shown on the Plat of subdivision recorded July 20, 1981 as Document No. 81-2756
9. Electric and Telephone Facilities Agreement recorded February 9, 1982 as Document No. 82-500 granted to Commonwealth Edison Company and Illinois Bell Telephone Company, affects that part of Lot 5.
10. Easement recorded October 4, 1984 as Document no. 84-4385, stating a 20 foot wide easement, 20 feet on each side of the center line 25 feet south of and parallel to Lot 6.

For further particulars see record.

11. Assignment of Easements recorded March 6, 2002 as Document No. 200200005885 by and between Citizens Utilities Company

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of Illinois, successor to Metro Utility Co., an Illinois Corporation and American Water Company,

End of Schedule B

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