

JBN TITLE SERVICES, INC.
7800 N. Sommer Street, Suite 425
Peoria, IL 61615
Phone: (309) 691-9650 | Fax: 309-691-9422

April 21, 2021

Customer: Johnson, Bunce & Noble, P.C.

Re: HEIRS/LEGATTES OF GUY L. BRENKMAN, deceased as to Tract 1
HEIRS/LEGATEES OF SHERRI BRENKMAN, deceased as to Tract 2

NO SITE ADDRESS, VACANT LAND, MEDINA TOWNSHIP, PEORIA, IL
File No.
Order No. 210006412301

Dear William Atkins:

In response to your request, we have searched the records of PEORIA County, from January 8, 1997 to April 20, 2021 at 8:00 am, and report as follows:

LEGAL DESCRIPTION:

Tract 1:

A part of the Southwest Quarter of Section 20, Township 10 North, Range 8 East of the Fourth Principal Meridian, being more particularly described as follows:

Commencing at the Southwest corner of said Section 20, thence East, (bearing assumed for purpose of description only), along the South line of the Southwest Quarter of said Section 20, 707.99 feet to the Point of Beginning of the tract to be described: From the Point of Beginning thence North 00° 46' 39" West, 848.41 feet; thence East, 751.03 feet to the existing Southwesterly right of way line of Illinois Route 40 (formerly Illinois Route 88); thence South 18° 27' 33" East, along said Southwesterly right of way line, 720.40 feet; thence West, 194.56 feet; thence South, 165.00 feet to the South line of the Southwest Quarter of said Section 20; thence West, along said South line 387.09 feet; thence North 748.34 feet; thence West, 296.12 feet; thence South 00° 46' 39" East, 748.41 feet to the South line of the Southwest Quarter of said Section 20; thence West, along said South line, 100.00 feet to the Point of Beginning.

EXCEPTING THEREFROM all that part of Southwest Quarter of Section 20, Township 10 North, Range 8 East of the Fourth Principal Meridian, Peoria County, Illinois conveyed to the People of the State of Illinois, Department of Transportation for highway purposes by Warranty Deed (Freeway) dated January 28, 2003 and recorded March 27, 2003 as Document No. 03-14573.

Tract 2:

A part of the Southwest Quarter (1/4) of Section 20, Township 10 North, Range 8 East of the Fourth Principal Meridian more particularly described as follows: Commencing at the Southwest corner of said Section 20, thence East along the South line of the Southwest Quarter (1/4) of said Section 20, 607.99 feet to the point of beginning of the tract to be described; From the Point of Beginning thence North 00° 46' 39" West, 848.41 feet; thence East 100.00 feet; thence South 00° 46' 39" East, 848.41 feet to the South line of the Southwest Quarter of said Section 20; thence West, along said South line, 100.00 feet to the Point of Beginning, situate, lying and being in the County of Peoria and State of Illinois.

Permanent Index Number: 09-20-376-002; 09-20-351-006

RECORD TITLE:

The Vacant property with Parcel ID No: 09-20-376-002 was deeded to GUY L. BRENKMAN by Warranty Deed dated December 27, 1996, and recorded January 8, 1997, as Document No. 97-00557, in the Office of the Recorder of Deeds of PEORIA County, IL. (Tract 1)

The Vacant property with Parcel ID No: 09-20-351-006 was deeded to THE ESTATE OF SHERRI BRENKMAN, deceased by Estate Release of Interest in Real Estate dated December 18, 2018, and recorded December 19, 2018, as Document No. 2018023562, in the Office of the Recorder of Deeds of PEORIA County, IL. (Tract 2)

THE FOLLOWING MATTERS AFFECT TITLE TO THE PROPERTY:

1. Taxes for the year 2018 and thereafter.

First installment 2019 taxes in the amount of \$138.43 is SOLD.
Second installment 2019 taxes in the amount of \$138.43 is SOLD.

NOTE: Taxes for 2018 and 2019 are SOLD to KZ&R Investments, LLC, 1896 Sheridan Road, Ste 280, Highland Park, IL 60035. Redemption amount calculated as April 21, 2021 is \$964.53.

Taxes for the year 2020 and 2021 are not yet due.

Permanent Index No.: 09-20-376-002 (Tract 1)

2. Taxes for the year 2018 and thereafter.

First installment 2019 taxes in the amount of \$537.86 is paid.
Second installment 2019 taxes in the amount of \$537.84 is paid.

NOTE: Taxes for 2018 are SOLD to Ripple Creek Investors of Chicago, PO Box 144, LaFox, IL 60147.0144. Redemption amount calculated as April 21, 2021 is \$2,036.22.

Taxes for the year 2020 and 2021 are not yet due.

Permanent Index No.: 09-20-351-006 (Tract 2)

This Letter Report is not to be construed as a Commitment to insure the title to the premises.

The effective date of this report is April 20, 2021 at 8:00 am.

Liability under this report is limited to the fee paid herefor.

Sincerely,

JBN Title Services, Inc.

By: 

JBN Title Services, Inc.
7800 N. Sommer Street, Suite 425
Peoria, IL 61615-1994

Invoice

Phone: (309) 691-9650 / Fax: (309) 691-9422

DATE
4/21/2021

INVOICE #
18566

BILL TO

Johnson, Bunce & Noble, P.C.
7800 Sommer Street, Ste. 425
Peoria, IL 61615
Attn: Bill Atkins

REGARDING

Vacant Land, Hickory Grove Road,
Brenkman
21-12301

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
LNSCH1	FOR SERVICES RENDERED in connection with title search and preparation of lien search report.	125.00
SEARCH	Additional Parcel	95.00

Total

220.00