

Illinois Farmland
McHenry County

TUESDAY, MAY 10TH • 10AM

AUCTION



Virtual Live Auction
ONLINE ONLY

*Registration
Due By
May 9th • Noon*

INFORMATION BOOKLET

- Farmland & Recreational Tracts Offered
- Great Investment & Potential Development Opportunities
- Conveniently Located NE of Richmond, IL on Route 173

408[±]
Acres

Offered in 4 Tracts



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com • 800.607.6888



Farmland
Solutions LLC

FarmlandSolutionsllc.com

To Register for Online Bidding Visit: www.MurrayWiseAssociates.com
or Contact Us at **800.607.6888** | liz@mwallc.com

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*Call (800)607-6888 or email liz@mwallc.com
with any questions.*

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PROPERTY INFORMATION:

The entire property to be offered at the Auction consists of approximately 408± acres located at the northwest corner of Illinois Route 173 and Zarnstorff Road, McHenry County, Illinois and consisting of four tracts described as follows:

Tract 1: 80± Acres consisting of quality McHenry County farmland. Great access from the south and east road. The farm features McHenry silt loam and Kidder loam. This tract offers an incredible opportunity for buyers looking for Illinois farmland.

Tract 2: 120± Acres consisting of nearly all tillable productive McHenry County farmland. This tract is primarily McHenry silt loam and Kidder loam.

Tract 3: 97± Acres consisting of mostly farmable land. This tract is primarily McHenry silt loam and Virgil silt loam.

Tract 4: 111± Acres consisting of excellent recreational property with ponds and building potential.

Directions: From the intersection of U.S. Highway 12/Main Street and Illinois Highway 173/Kenosha Street in Richmond, travel east on Highway 173 for 2.5 miles and the property will be on the north side of the road.

ATTORNEY FOR SELLER:

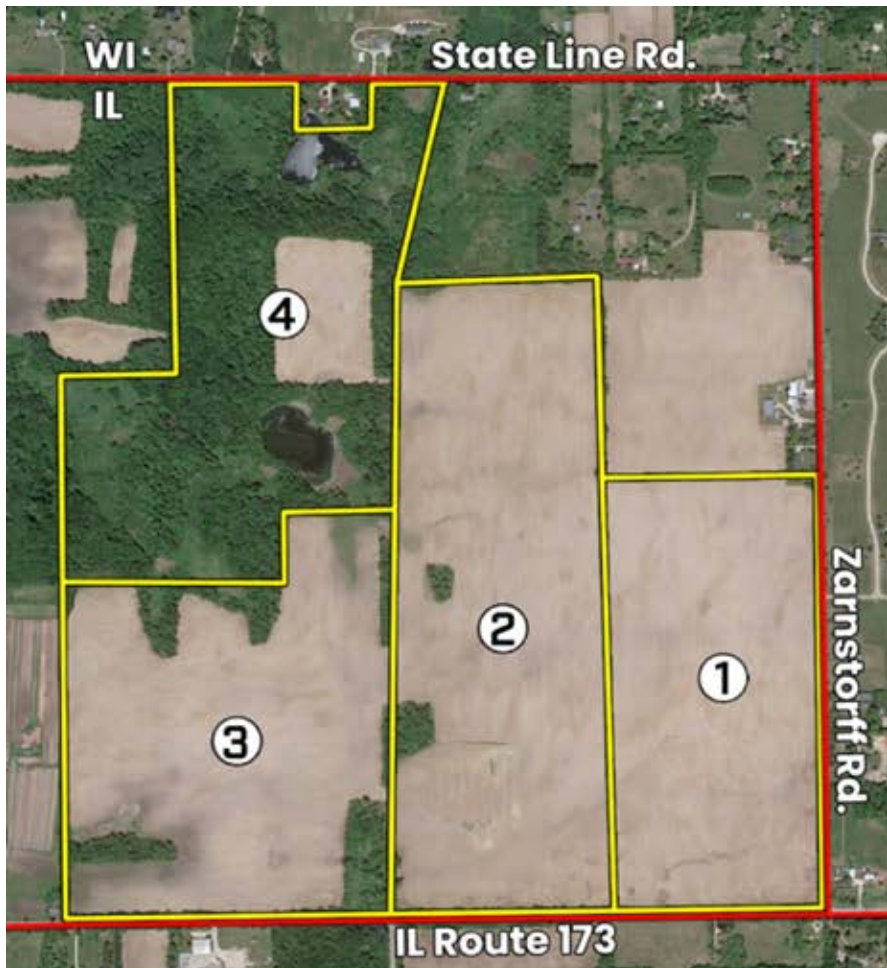
Holland & Knight LLP- Chicago, IL
Attorney Frank Keldermans
Frank.keldermans@hkllaw.com
312.715.5773



TRACT 1

Registration
Due By
May 9th • Noon





AUCTION TERMS & CONDITIONS:

PROCEDURE: The Property will be offered in 4 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a high bidder. Bidding will be in dollars per acre. Surveys for Tracts 1-4 will be completed by auction day and the final purchase prices for these tracts will be determined by multiplying the surveyed acreage by the high bid(s).

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before 12 Noon CDT on Monday, May 9, 2022. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). The down payment shall be made via a wire transfer as a non-refundable deposit. The balance of the contract purchase price is due in cash at the Closing. Purchaser(s) shall be prepared to wire transfer the balance of the Purchase Price, as adjusted pursuant hereto, plus or minus prorations, by confirmed electronic federal wire transfer of funds as a condition precedent to the transaction contemplated hereby (the "Closing"), in accordance with the title insurer's wire transfer instructions received by the Purchaser(s) no later than two (2) days prior to the Closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. All Bidders agree to execute the non-negotiable Purchase Agreement if they are the high bidder, which will be posted at MurrayWiseAssociates.com prior to bidding commencement. Final bid price is subject to approval or rejection by seller.

2022 INCOME: 100% of the 2022 cash rent payment shall be credited to Purchaser(s) at Closing and all 2022 farm expenses, if any, shall be the responsibility of the Purchaser(s). For more information regarding the 2022 farm lease, contact the Auction Company.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2022 crop lease, which expires on February 28, 2023. Farm lease will be assigned to the Purchaser(s) at closing. The Seller shall deliver or cause there to be delivered to the Purchaser(s) as of the Closing (subject only to the Permitted Exceptions contained in the Purchase Agreement) full, unencumbered, complete and unrestricted physical possession, occupancy, use, control and quiet and peaceable enjoyment of the Property.

CLOSING: Closing shall occur 30 days following the date of the Auction, or as soon as applicable closing documents are completed.

TITLE: Seller agrees to deliver at Closing a recordable Trustee's deed conveying merchantable title to the Property, subject to the Permitted Exemption and provide title insurance as set forth in the Purchase Agreement.

REAL ESTATE TAXES AND ASSESSMENTS: The Seller shall pay all real estate general property (ad valorem) taxes for the Property for tax year 2021 due in 2022. The Purchaser(s) shall be responsible for the payment of all real estate general property (ad valorem) taxes for the Property for tax year 2022 due in 2023.

EASEMENTS: Sale of Property is subject to any and all recorded or apparent easements, including, but not limited to, the Permitted Exceptions.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the Seller, if any.

SURVEY: Survey work is being done on Tracts 1-4 and these surveys will be available for review at MurrayWiseAssociates.com once completed. No additional survey work will be provided by the Seller. Final purchase price will be calculated by multiplying the high bid price by surveyed acres.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: Farmland Solutions LLC & Murray Wise Associates LLC are the exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement.

ANNOUNCEMENTS MADE BY THE AUCTIONEER DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The Property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the Property is made by the Seller, Farmland Solutions LLC or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller, Farmland Solutions LLC or Murray Wise Associates. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of auctioneer. The Seller and Farmland Solutions LLC and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. Under no circumstances shall Bidder have any kind of claim against Farmland Solutions LLC, Murray Wise Associates LLC, or anyone else if the internet service and/or auction software fails to work correctly before or during the auction.

NEW DATA, CORRECTIONS AND CHANGES: Please access the property information book at MurrayWiseAssociates.com, prior to scheduled auction time to inspect any changes, corrections, or additions to the Property information.

SELLER: R.A.M.D., LLC an Illinois limited liability company, as sole beneficiary of Chicago Title Land Trust Company as Trustee (formerly LaSalle National Bank) under Trust Agreement Dated November 23, 1977 and Known as Trust Number 10-22846-08.



**Murray Wise
ASSOCIATES LLC**

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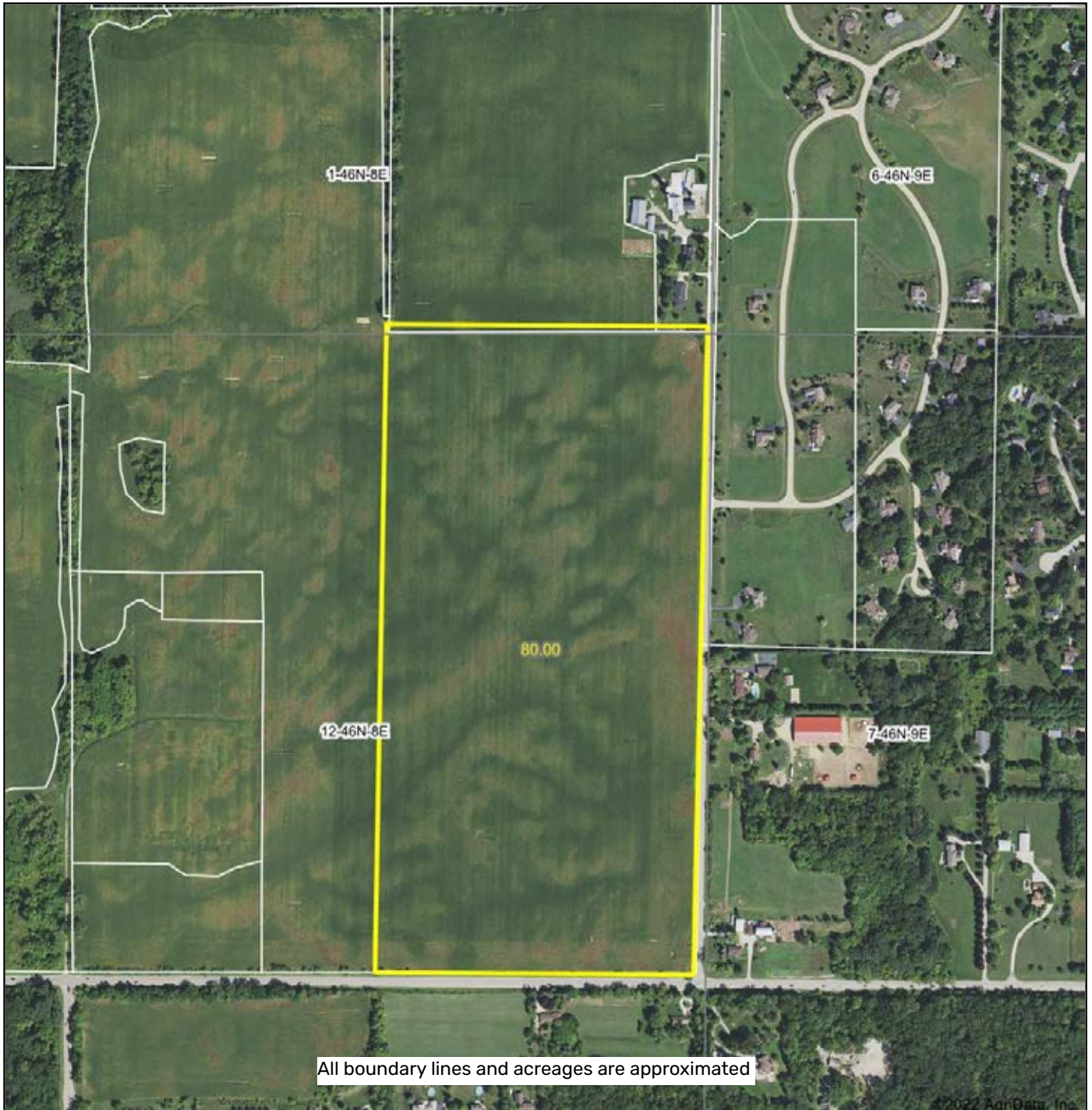


**Farmland
Solutions LLC**

FarmlandSolutionsllc.com

6 | AERIAL MAP - TRACT 1

Aerial Map



©2022 AgriData, Inc.



Map Center: 42° 29' 7.16, -88° 14' 25.39

0ft 641ft 1282ft



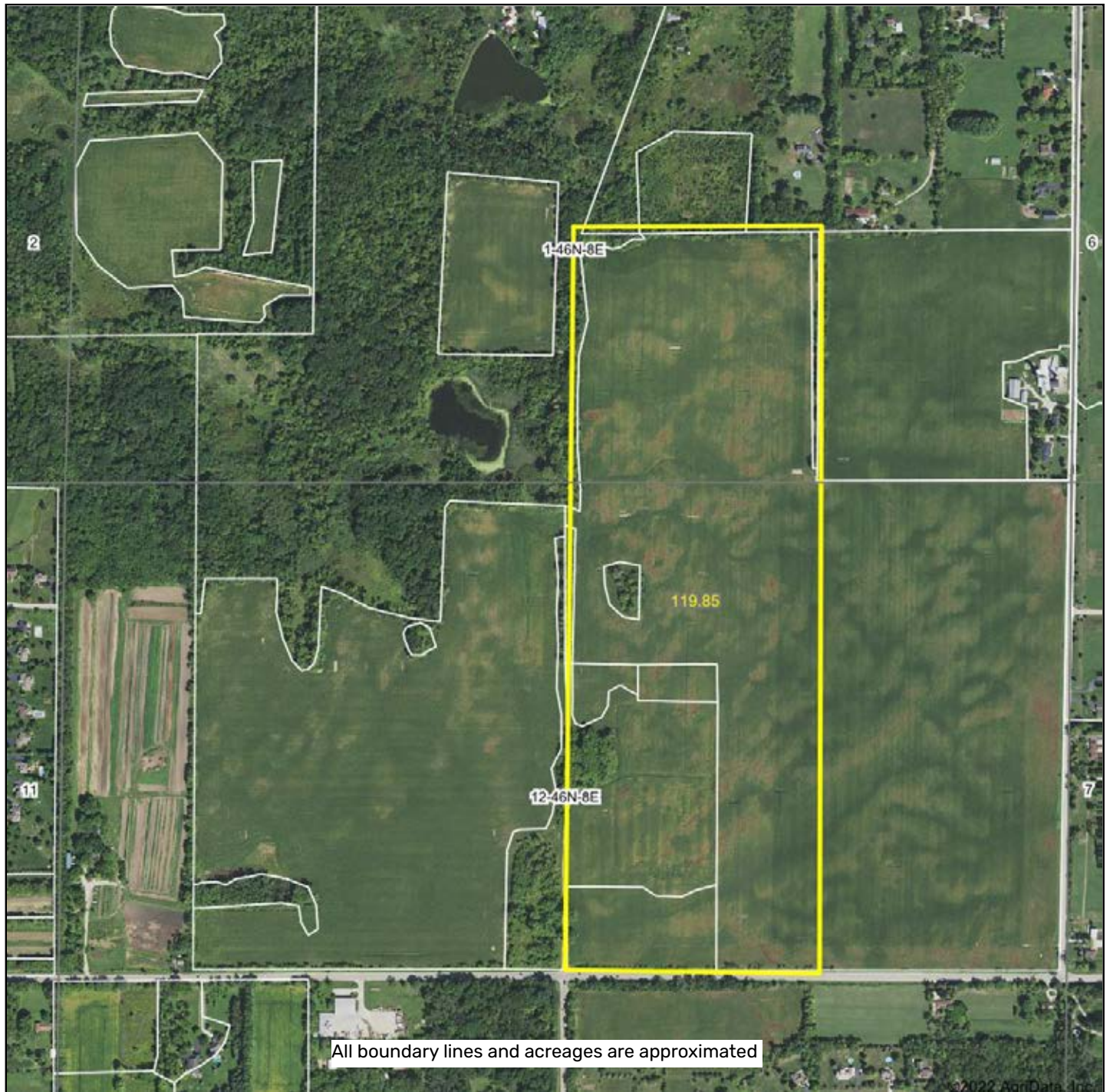
12-46N-8E
McHenry County
Illinois



2/18/2022

Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 42° 29' 12.3, -88° 14' 52.56

0ft 824ft 1649ft

12-46N-8E
McHenry County
Illinois

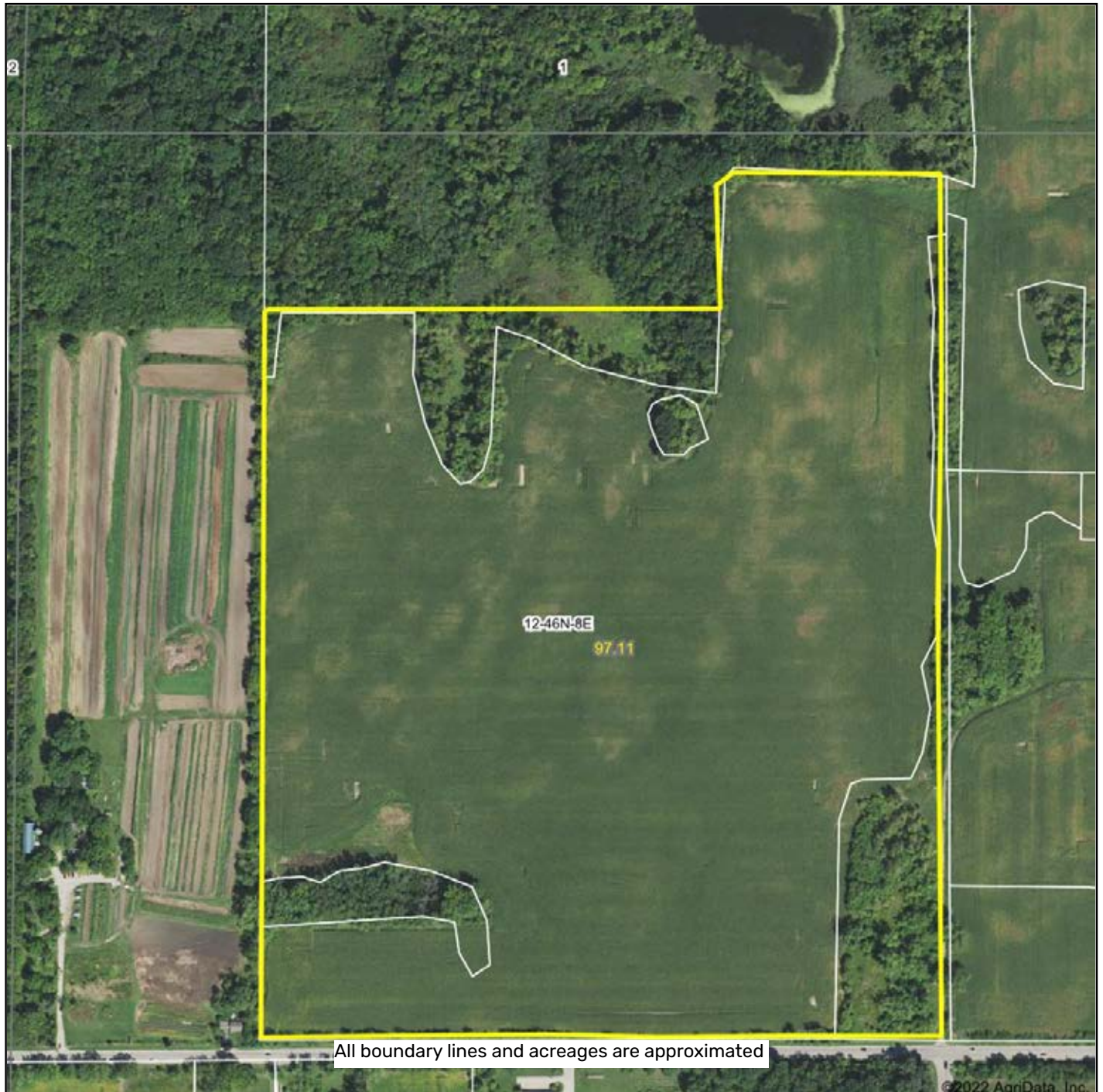


Maps Provided By
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Field borders provided by Farm Service Agency as of 5/21/2008.

8 | AERIAL MAP - TRACT 3

Aerial Map



Murray Wise
ASSOCIATES LLC

Map Center: 42° 29' 3.95, -88° 15' 6.68

0ft 443ft 887ft

12-46N-8E
McHenry County
Illinois

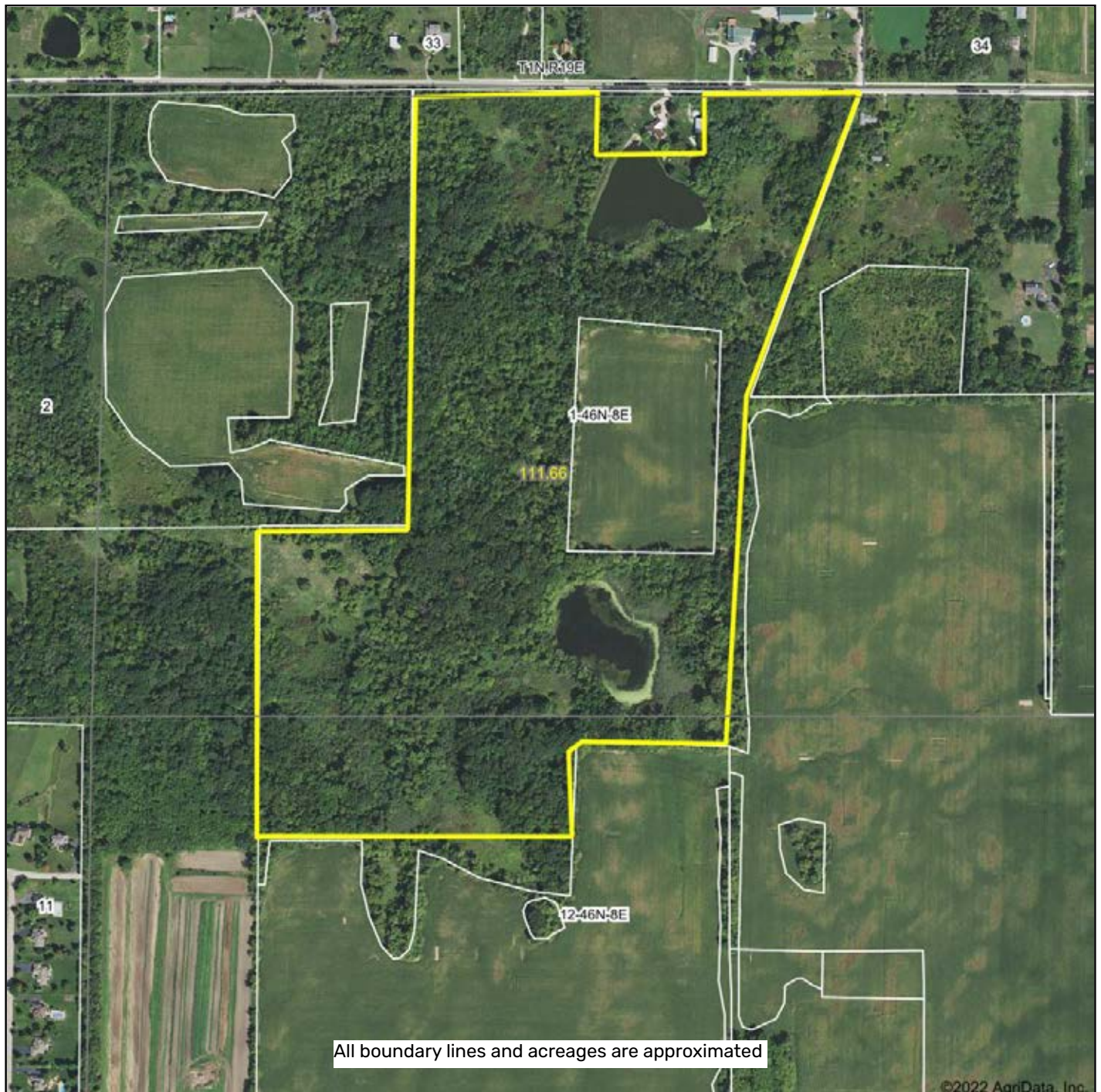


3/18/2022

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 42° 29' 22.49, -88° 15' 1.87

0ft 641ft 1282ft

1-46N-8E
McHenry County
Illinois



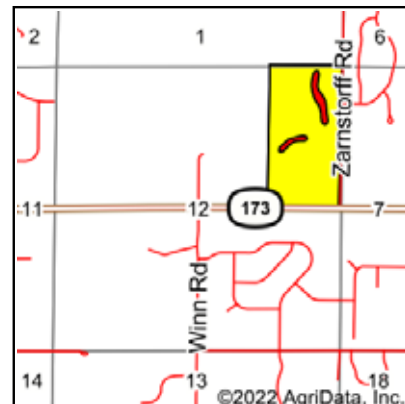
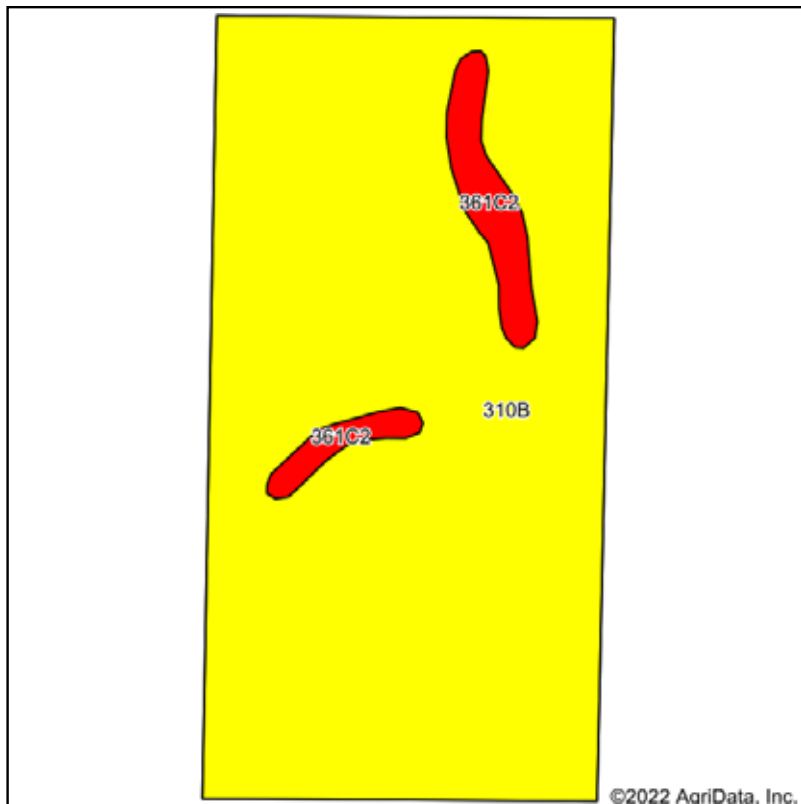
3/18/2022

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Field borders provided by Farm Service Agency as of 5/21/2008.

10 | SOIL MAP - TRACT 1

Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **12-46N-8E**
 Township: **Richmond**
 Acres: **80**
 Date: **2/18/2022**

Murray Wise
 ASSOCIATES LLC

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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 17								
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**310B	McHenry silt loam, 2 to 4 percent slopes	75.89	94.9%		FAV	**154	**50	**114
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	4.11	5.1%		FAV	**130	**44	**97
Weighted Average						152.8	49.7	113.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

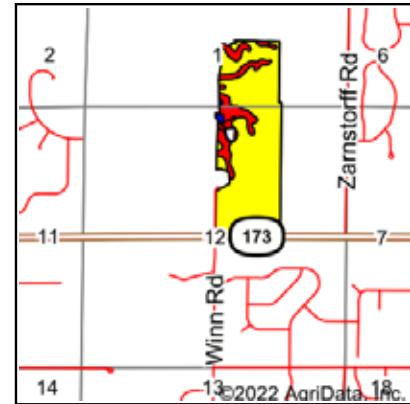
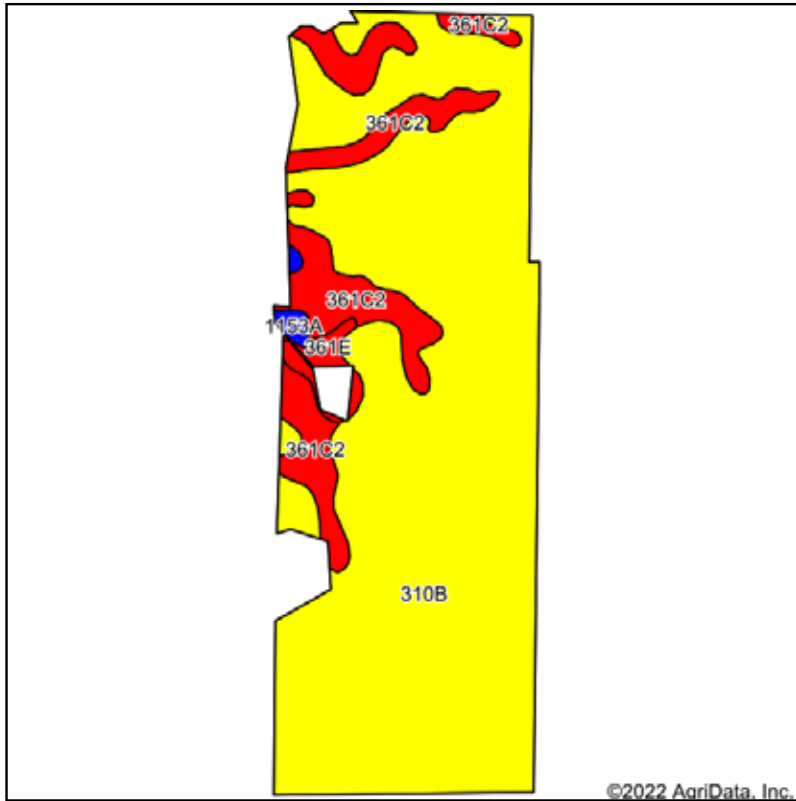
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

All boundary lines and acreages are approximated

Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **12-46N-8E**
 Township: **Richmond**
 Acres: **109.43**
 Date: **2/18/2022**

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Area Symbol: IL111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**310B	McHenry silt loam, 2 to 4 percent slopes	92.22	84.3%		FAV	**154	**50	**114
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	14.96	13.7%		FAV	**130	**44	**97
**361E	Kidder loam, 12 to 20 percent slopes	1.55	1.4%		FAV	**119	**40	**89
1153A	Pella silty clay loam, 0 to 2 percent slopes, undrained	0.70	0.6%		FAV	183	60	136
Weighted Average						150.4	49.1	111.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

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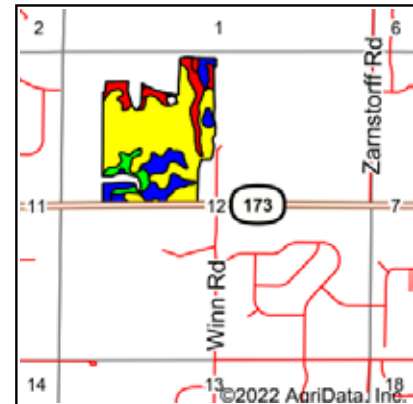
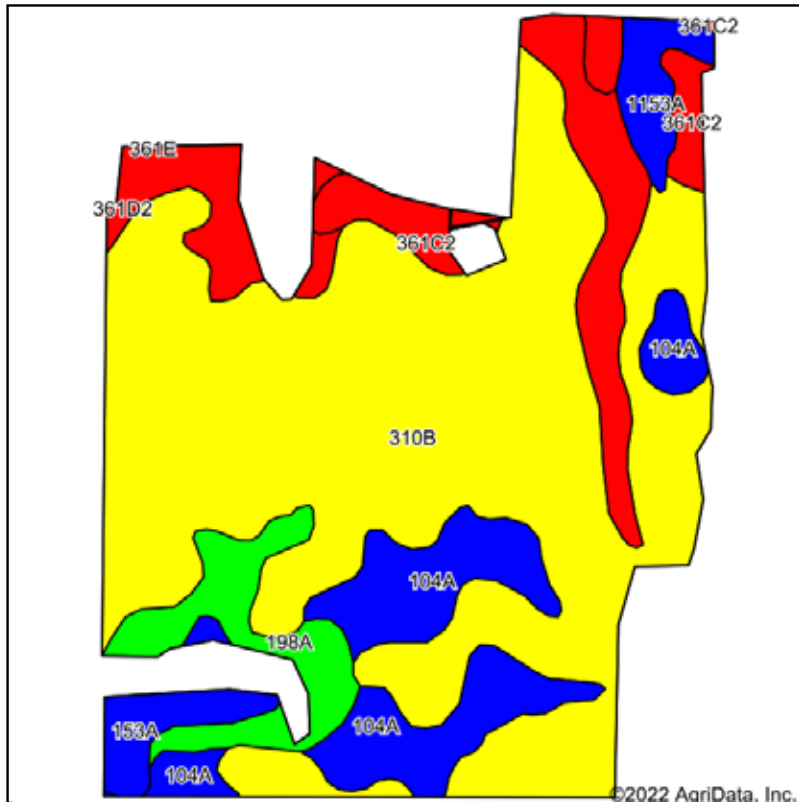
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

12 | SOIL MAP - TRACT 3

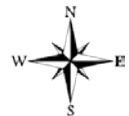
Soils Map



State: **Illinois**
 County: **McHenry**
 Location: **12-46N-8E**
 Township: **Richmond**
 Acres: **83.68**
 Date: **2/18/2022**

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Maps Provided By
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Soils data provided by USDA and NRCS.

Area Symbol: IL111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**310B	McHenry silt loam, 2 to 4 percent slopes	52.86	63.2%		FAV	**154	**50	**114
104A	Virgil silt loam, 0 to 2 percent slopes	10.24	12.2%		FAV	182	56	132
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	7.66	9.2%		FAV	**130	**44	**97
198A	Elburn silt loam, cool, 0 to 2 percent slopes	4.98	6.0%		FAV	197	61	143
**361D2	Kidder loam, 6 to 12 percent slopes, eroded	3.80	4.5%		FAV	**127	**43	**95
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	2.14	2.6%		FAV	183	60	136
1153A	Pella silty clay loam, 0 to 2 percent slopes, undrained	2.00	2.4%		FAV	183	60	136
Weighted Average						158	51	116.6

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

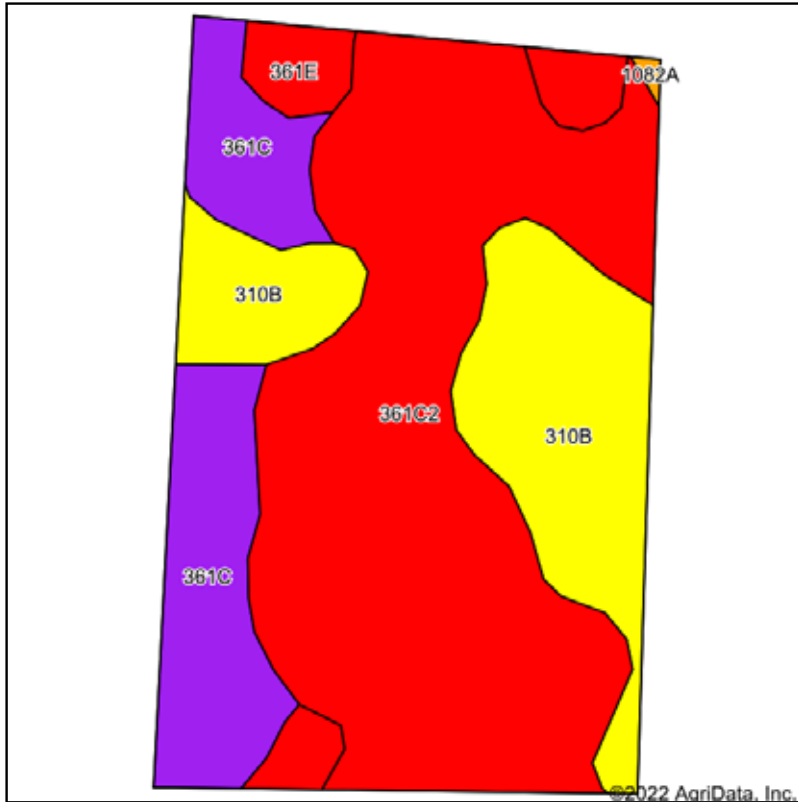
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

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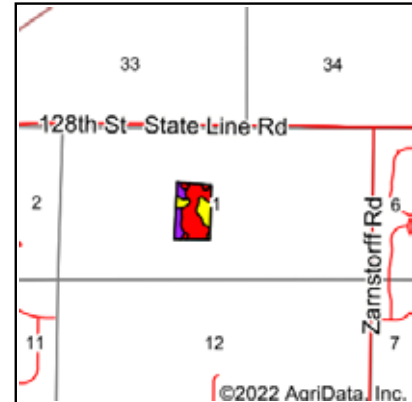
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

All boundary lines and acreages are approximated

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **McHenry**
 Location: **1-46N-8E**
 Township: **Richmond**
 Acres: **12.84**
 Date: **2/18/2022**

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Area Symbol: IL111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**361C2	Kidder loam, 4 to 6 percent slopes, eroded	6.96	54.2%		FAV	**130	**44	**97
**310B	McHenry silt loam, 2 to 4 percent slopes	2.93	22.8%		FAV	**154	**50	**114
**361C	Kidder loam, 4 to 6 percent slopes	2.22	17.3%		FAV	**136	**46	**101
**361E	Kidder loam, 12 to 20 percent slopes	0.73	5.7%		FAV	**119	**40	**89
Weighted Average						135.9	45.5	101.1

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

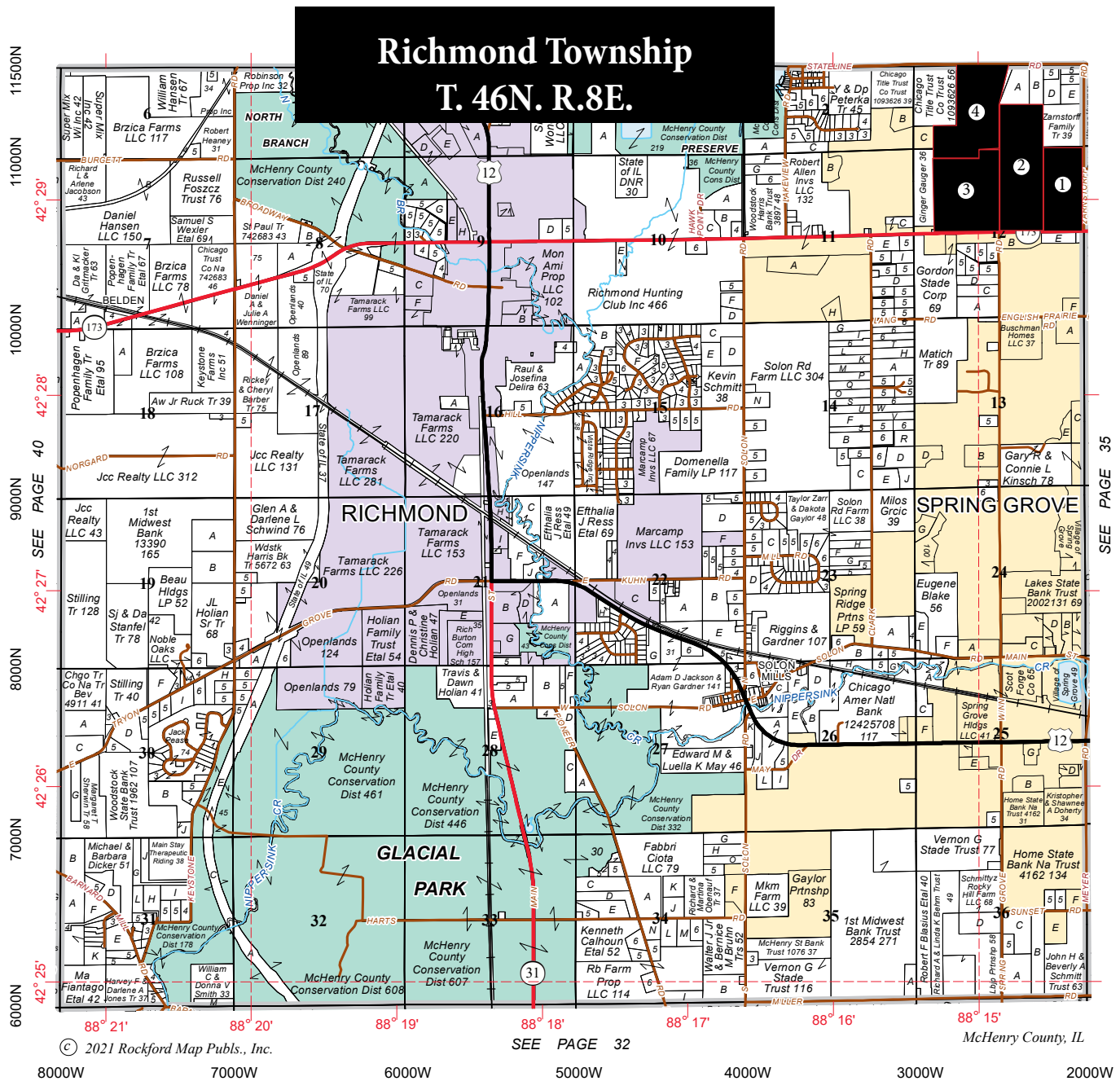
** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

^a UNF = unfavorable; FAV = favorable

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

All boundary lines and acreages are approximated

14 | PLAT MAP



ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7897
Prepared : 2/16/22 11:02 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
Farms Associated with Operator : [REDACTED]
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
409.82	288.41	288.41	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	288.41	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	269.30	0.00	153	
TOTAL	269.30	0.00		

NOTES

Tract Number : 8514

Description : P-1/T46N-R8E-12
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : [REDACTED]
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
29.38	29.38	29.38	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	29.38	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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ILLINOIS
MCHENRY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7897
Prepared : 2/16/22 11:02 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 8514 Continued ...

Corn	11.30	0.00	153
TOTAL	11.30	0.00	

NOTES

Tract Number : 8515

Description : P-1/T46N-R8E-1,12
FSA Physical Location : ILLINOIS/MCHENRY
ANSI Physical Location : ILLINOIS/MCHENRY
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : XXXXXXXXXX
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
380.44	259.03	259.03	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	259.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	258.00	0.00	153
TOTAL	258.00	0.00	

NOTES

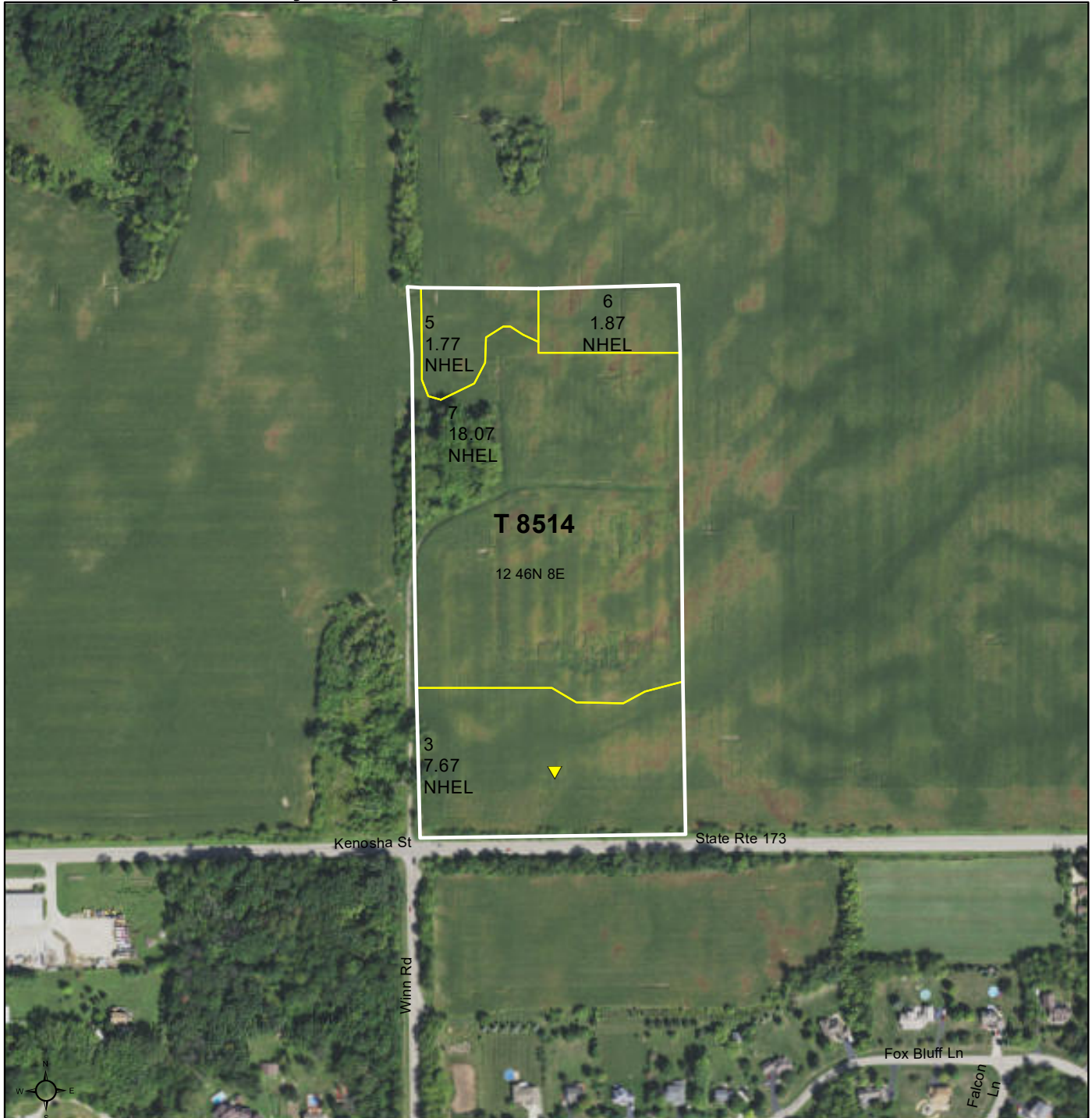
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_WMAS
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 29.38 acres

2022 Program Year

Map Created December 13, 2021

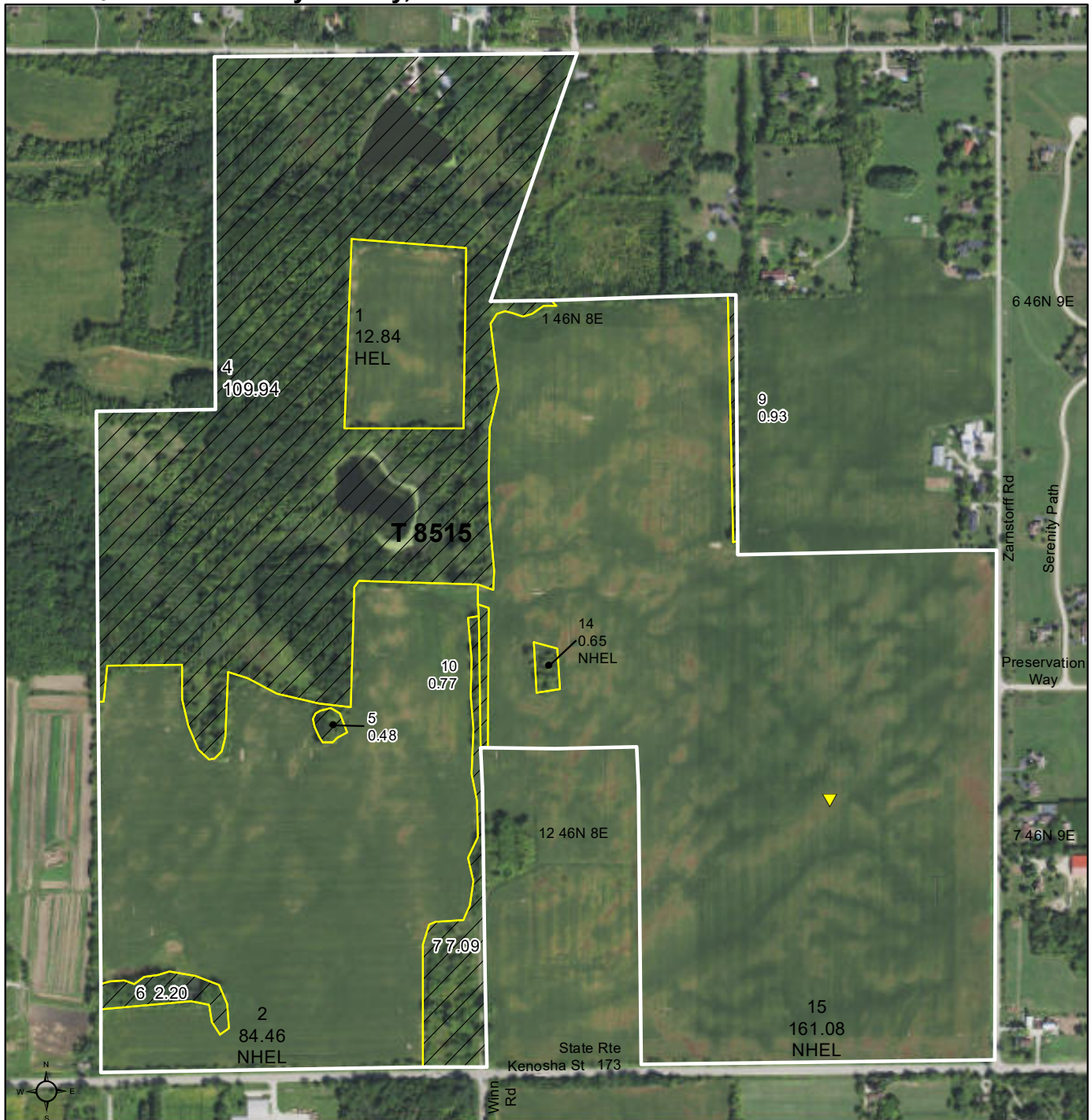
Farm 7897
Tract 8514

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

McHenry County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- pless_a_il_WMAS
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 259.03 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

2022 Program Year

Map Created December 13, 2021

Farm 7897

Tract 8515

Year	Corn Yield Per Acre	Soybean Yield Per Acre
2017	190	
2018		60
2019	188	
2020		48
2021	196	
5-Year Average Yield	191	54

* Yield information was provided by current farm tenant

20 | 2017 SOIL TEST

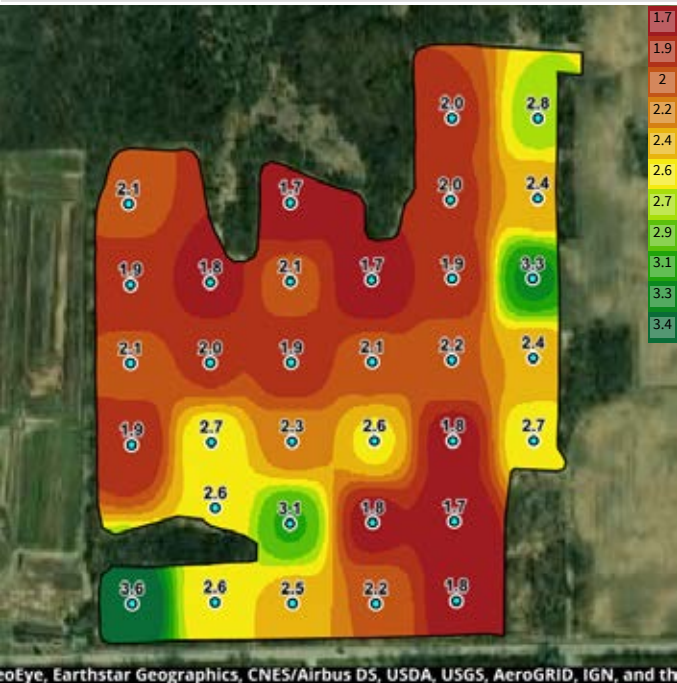


Nutrien Janesville WI 2656
1510 W B-R Townline Rd
Beloit, WI 53511
Office 608-756-2934

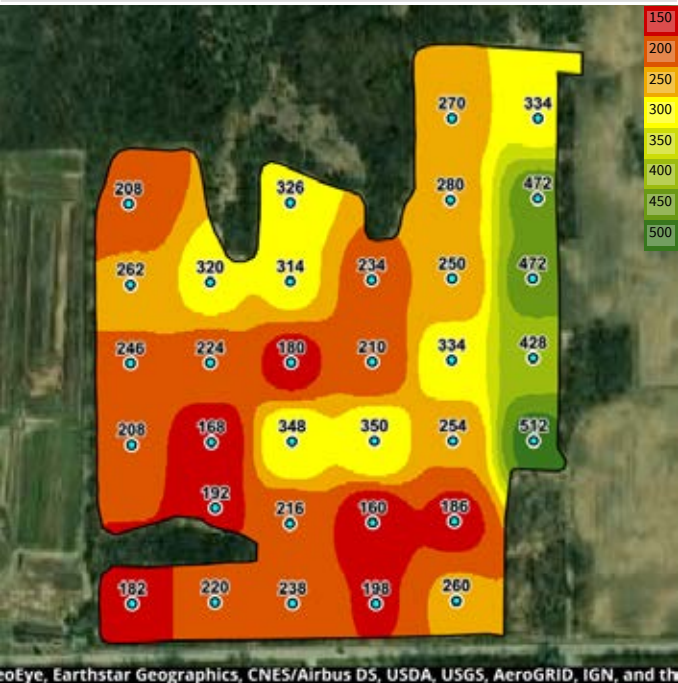
Lab Results Map

Grower Field **WEST YOUNGS** Farm **ALL** Soil Sample **2017-04-27**
Lab Area **A&L Great Lakes 83 a**

OM **Organic Matter** 2.3 %
0 - 6 in 1.7 ÷ 3.6



K **Potassium** 274.4 lb/ac
0 - 6 in 160 ÷ 512



B **Boron** 0 ppm
0 - 6 in 0 ÷ 0



Mn **Manganese** 0 ppm
0 - 6 in 0 ÷ 0



2017 SOIL TEST | 21



Nutrien Janesville WI 2656
1510 W B-R Townline Rd
Beloit, WI 53511
Office 608-756-2934

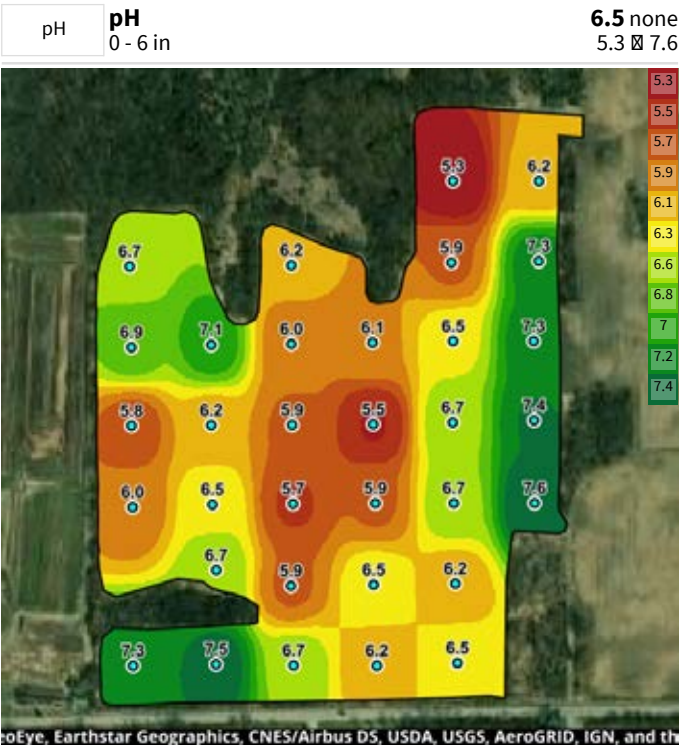
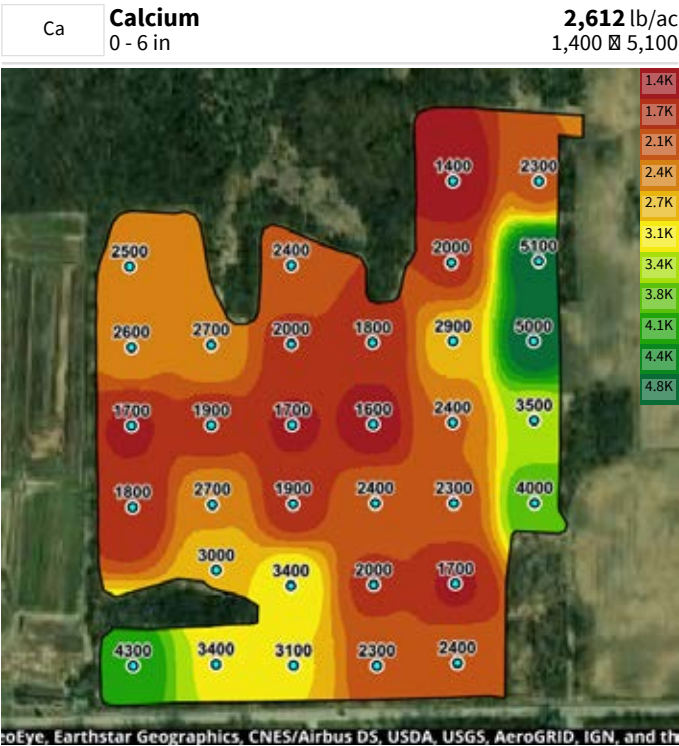
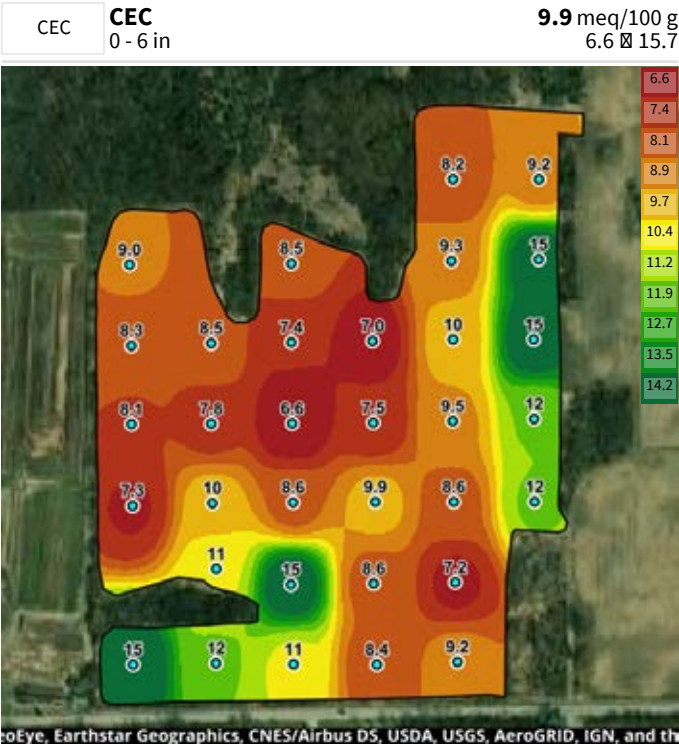
Lab Results Map

Soil Sample
2017-04-27

Grower Field **WEST YOUNGS**

Farm **ALL**

Lab Area **A&L Great Lakes 83 a**



22 | 2017 SOIL TEST



Nutrien Janesville WI 2656
1510 W B-R Townline Rd
Beloit, WI 53511
Office 608-756-2934

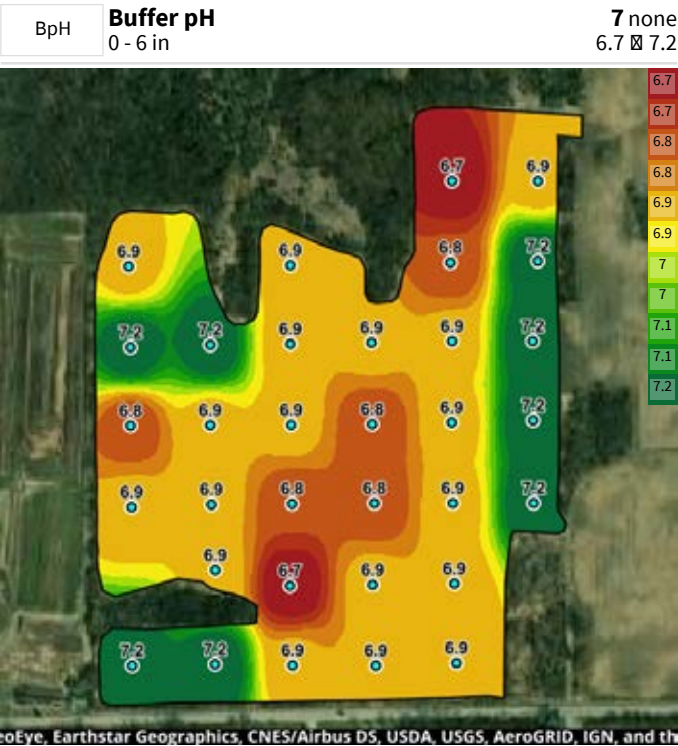
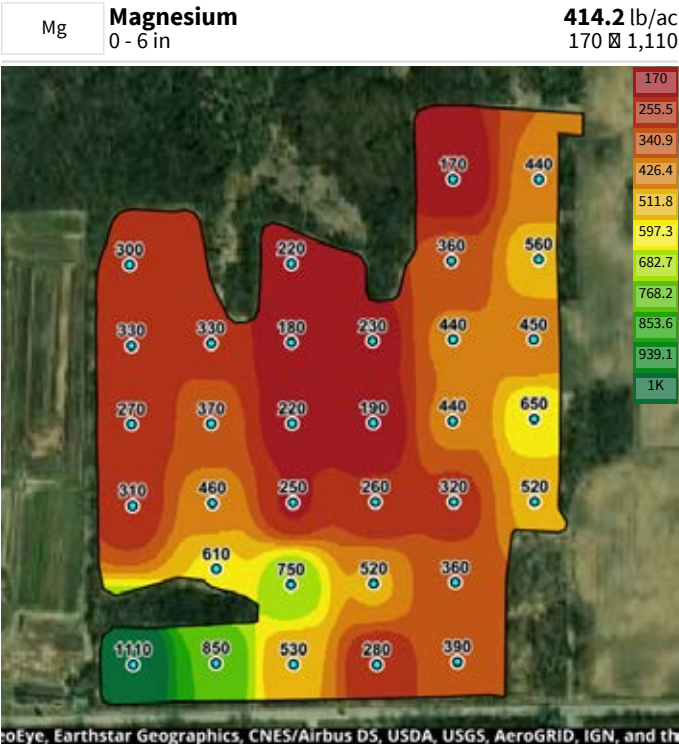
Lab Results Map

Soil Sample
2017-04-27

Grower Field **WEST YOUNGS**

Farm **ALL**

Lab Area **A&L Great Lakes 83 a**



Lab Results Map

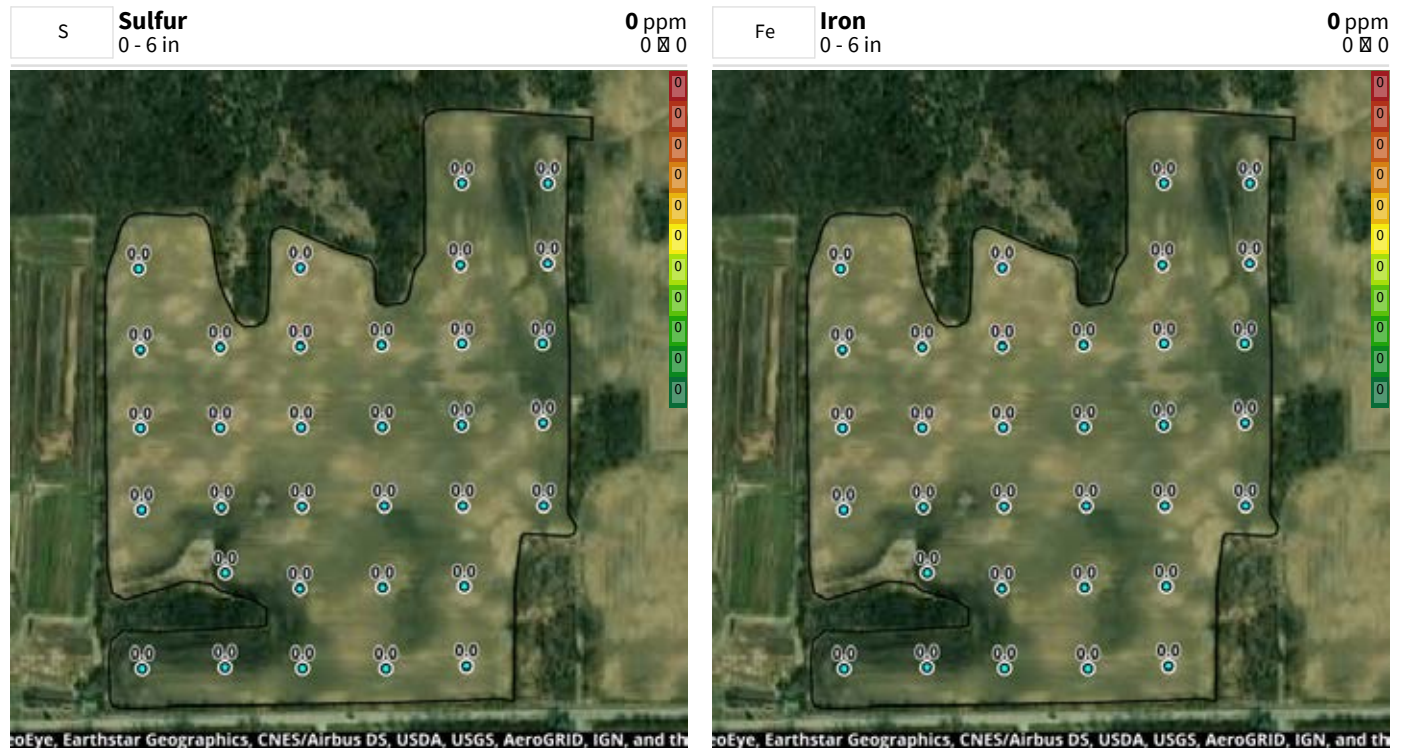
Soil Sample

2017-04-27

Grower [REDACTED]
Field **WEST YOUNGS**

Farm **ALL**

Lab **A&L Great Lakes**
Area **83 a**



24 | 2017 SOIL TEST



Nutrien Janesville WI 2656

1510 W B-R Townline Rd

Beloit, WI 53511

Office 608-756-2934

Lab Results Map

Soil Sample

2017-04-27

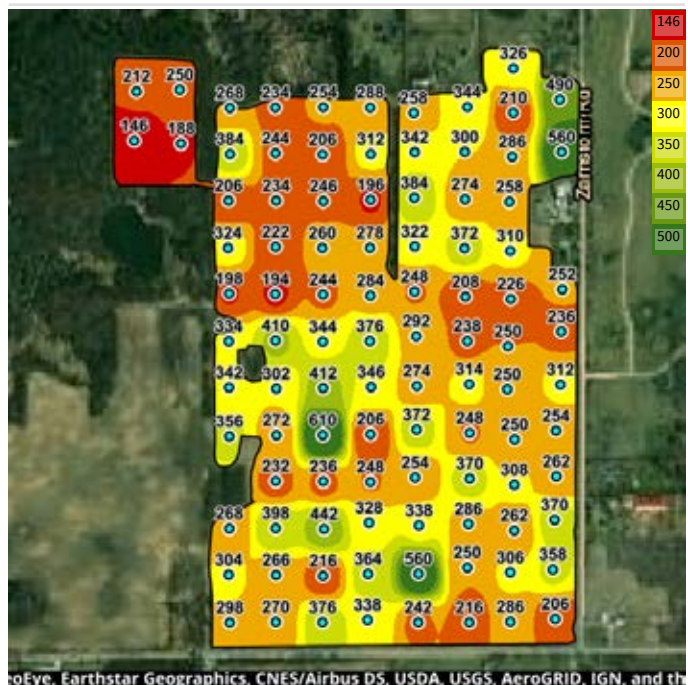
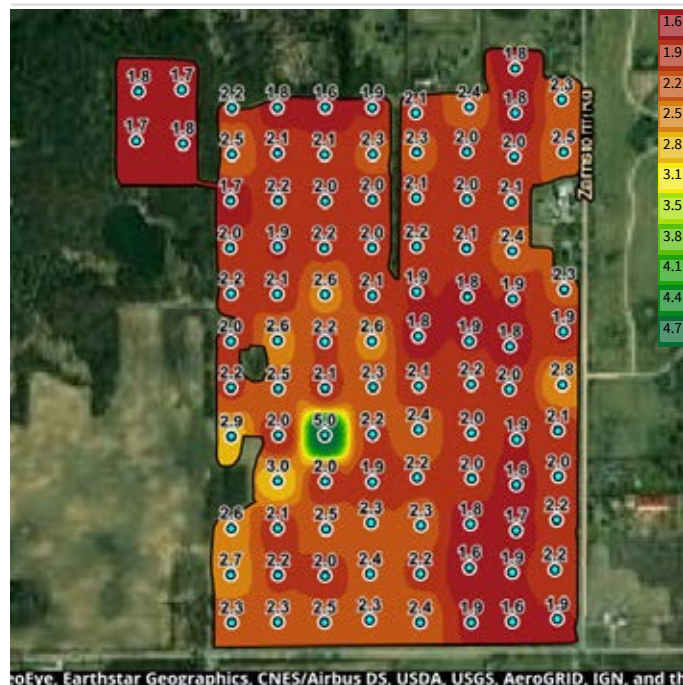
Grower **[REDACTED]**
Field **EAST YOUNGS**

Farm **ALL**

Lab **A&L Great Lakes**
Area **231 a**

OM **Organic Matter**
0 - 6 in **2.2 %**
1.6 $\times$ 5

K **Potassium**
0 - 6 in **294.9 lb/ac**
146 $\times$ 610



B **Boron**
0 - 6 in **0 ppm**
0 $\times$ 0

Mn **Manganese**
0 - 6 in **0 ppm**
0 $\times$ 0



2017 SOIL TEST | 25



Nutrien Janesville WI 2656

1510 W B-R Townline Rd
Beloit, WI 53511
Office 608-756-2934

Lab Results Map

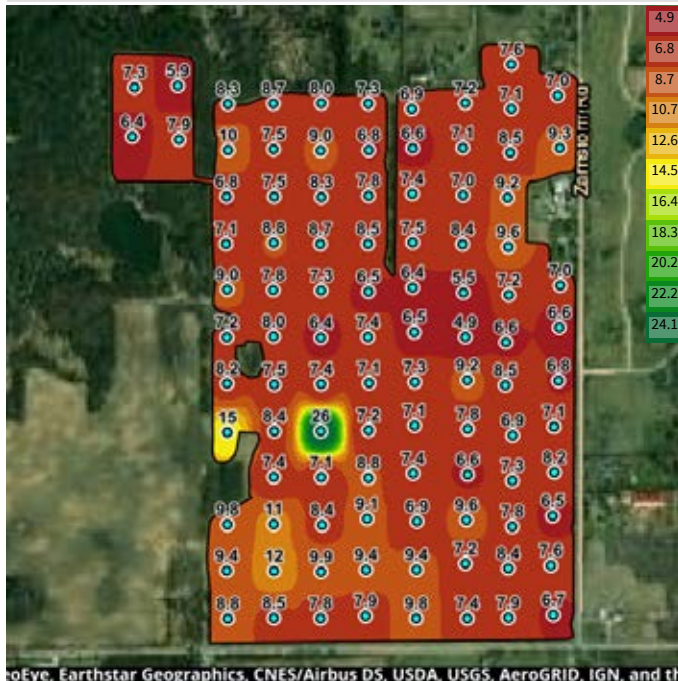
Soil Sample
2017-04-27

Grower
Field **EAST YOUNGS**

Farm **ALL**

Lab **A&L Great Lakes**
Area **231 a**

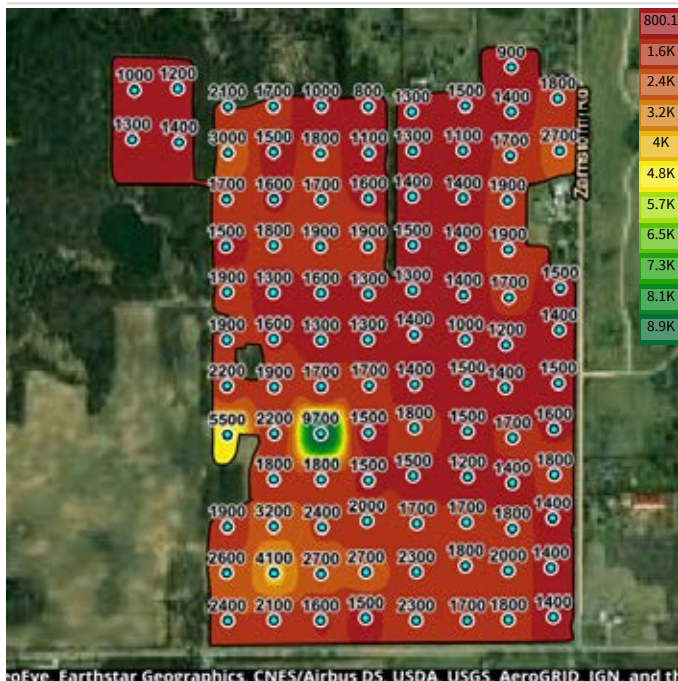
CEC **CEC**
0 - 6 in **8.1 meq/100 g**
4.9 $\times$ 26



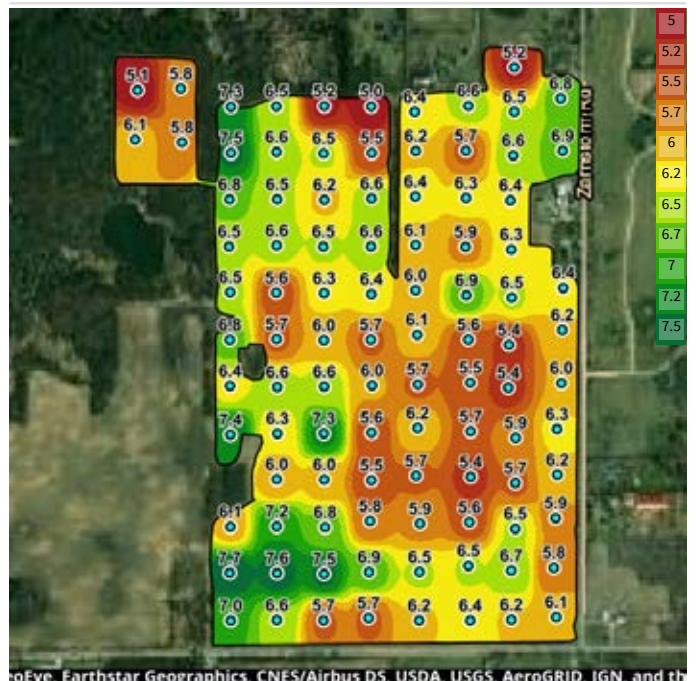
Zn **Zinc**
0 - 6 in **0 ppm**
0 $\times$ 0



Ca **Calcium**
0 - 6 in **1,818 lb/ac**
800 $\times$ 9,700



pH **pH**
0 - 6 in **6.2 none**
5 $\times$ 7.7



26 | 2017 SOIL TEST



Nutrien Janesville WI 2656

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Beloit, WI 53511
Office 608-756-2934

Lab Results Map

Soil Sample
2017-04-27

Grower
Field **EAST YOUNGS**

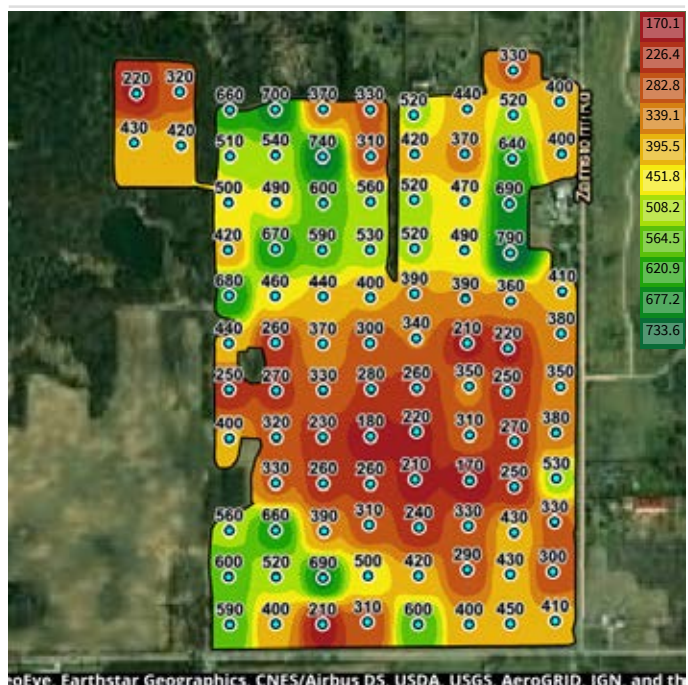
Farm **ALL**

Lab **A&L Great Lakes**
Area **231 a**

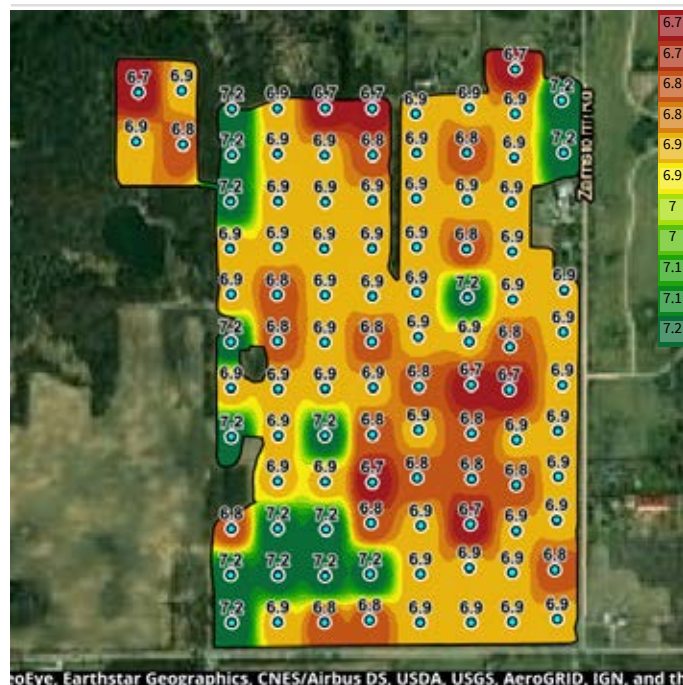
Cu Copper
0 - 6 in **0 ppm**
0 0



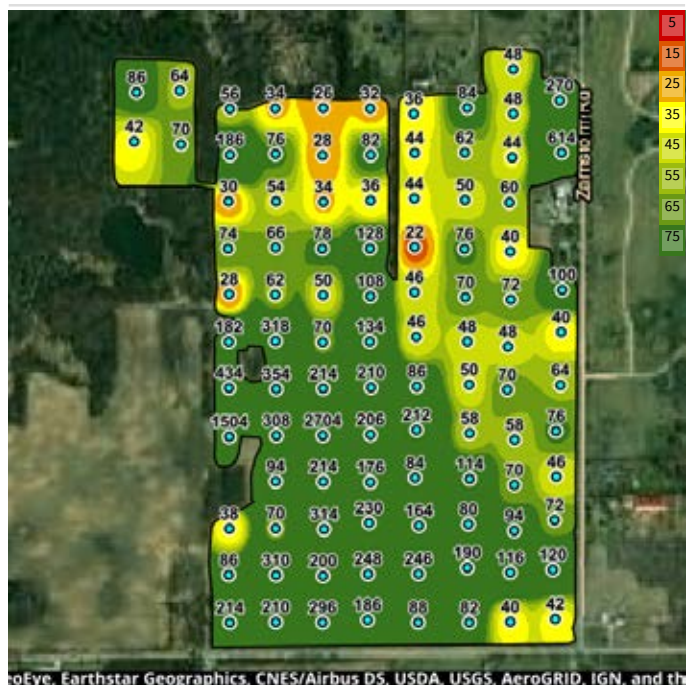
Mg Magnesium
0 - 6 in **413.4 lb/ac**
170 790



BpH Buffer pH
0 - 6 in **6.9 none**
6.7 7.2



P Phosphorus
0 - 6 in **157 lb/ac**
22 2,704



28 | TAX INFORMATION - TRACT 1&2

2/15/22, 9:38 AM

Parcel Details for 0412200006



Property Information		
Parcel Number 04-12-200-006	Site Address NA , IL	Owner Name & Address
Tax Year 2020 (Payable 2021) ▼		
Sale Status None		
Property Class 0021 - Farmland	Tax Code 04008 -	Tax Status Taxable
Net Taxable Value 27,937	Tax Rate 8.616093	Total Tax \$2,407.08 Tax Bill
Township RICHMOND TWP	Acres 114.2500	Mailing Address _____
Legal Description DOC 1987R0999202 & 1979R0774044 (RE-RECORD) NE1/4 /EX E 660FT W 860FT LYING N OF S 1519.39FT & EX E 830FT W 860FT S 1519.39/		

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	27,937	0	0	27,937
Department of Revenue	0	0	27,937	0	0	27,937
Board of Review Equalized	0	0	27,937	0	0	27,937
Board of Review	0	0	27,937	0	0	27,937
S/A Equalized	0	0	27,937	0	0	27,937
Supervisor of Assessments	0	0	27,937	0	0	27,937
Township Assessor	0	0	24,357	0	0	24,357
Prior Year Equalized	0	0	24,357	0	0	24,357
There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.						

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$1,203.54	\$0.00	\$0.00	\$0.00	\$1,203.54	\$1,203.54	6/1/2021	\$0.00
2	09/07/2021	\$1,203.54	\$0.00	\$0.00	\$0.00	\$1,203.54	\$1,203.54	6/1/2021	\$0.00
Total		\$2,407.08	\$0.00	\$0.00	\$0.00	\$2,407.08	\$2,407.08		\$0.00

No Drainage / Special District Information

No Exemptions

Farmland		
Land Type	Acres	EAV
CROPLAND	111.6700	27,915
OTHER FARMLAND	0.6000	22
RIGHT OF WAY	1.9800	0
Totals	114.2500	27,937
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

No Redemptions

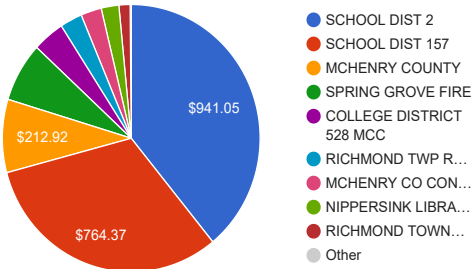
No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$2,407.08	\$2,407.08	\$0.00
2019	\$2,150.18	\$2,150.18	\$0.00
2018	\$1,968.86	\$1,968.86	\$0.00
Show 24 More			

30 | TAX INFORMATION - TRACT 1&2

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$941.05
SCHOOL DIST 157	2.736040	\$764.37
MCHENRY COUNTY	0.762108	\$212.92
SPRING GROVE FIRE	0.618930	\$172.91
COLLEGE DISTRICT 528 MCC	0.343310	\$95.91
RICHMOND TWP RD &BR	0.240020	\$67.05
MCHENRY CO CONSV	0.223645	\$62.48
NIPPERSINK LIBRARY	0.191190	\$53.41
RICHMOND TOWNSHIP	0.120480	\$33.66
RICHMOND CEMETERY	0.011900	\$3.32
TOTAL	8.616093	\$2,407.08



No Violations

No Permits

TAX INFORMATION - TRACT 2 | 31

2/15/22, 9:34 AM

Parcel Details for 0412200003



Property Information		
Parcel Number 04-12-200-003 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address NA , IL	Owner Name & Address
Property Class 0021 - Farmland	Tax Code 04008 -	Tax Status Taxable
Net Taxable Value 3,487	Tax Rate 8.616093	Total Tax \$300.44
Township RICHMOND TWP	Acres 16.8100	Mailing Address
Legal Description DOC 1979R0774044 E 660FT W 860FT NE1/4 /EX S 1519.39FT/		

Assessments						
Level	Homestead	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	3,487	0	0	3,487
Department of Revenue	0	0	3,487	0	0	3,487
Board of Review Equalized	0	0	3,487	0	0	3,487
Board of Review	0	0	3,487	0	0	3,487
S/A Equalized	0	0	3,487	0	0	3,487
Supervisor of Assessments	0	0	3,487	0	0	3,487
Township Assessor	0	0	2,981	0	0	2,981
Prior Year Equalized	0	0	2,981	0	0	2,981

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$150.22	\$0.00	\$0.00	\$0.00	\$150.22	\$150.22	6/1/2021	\$0.00
2	09/07/2021	\$150.22	\$0.00	\$0.00	\$0.00	\$150.22	\$150.22	6/1/2021	\$0.00
Total		\$300.44	\$0.00	\$0.00	\$0.00	\$300.44	\$300.44		\$0.00

No Drainage / Special District Information

No Exemptions

32 | TAX INFORMATION - TRACT 2

2/15/22, 9:34 AM

Parcel Details for 0412200003

Farmland		
Land Type	Acres	EAV
CROPLAND	15.7000	3,457
OTHER FARMLAND	1.1100	30
Totals	16.8100	3,487
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

No Redemptions

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$300.44	\$300.44	\$0.00
2019	\$263.16	\$263.16	\$0.00
2018	\$234.90	\$234.90	\$0.00
Show 24 More			

2/15/22, 9:34 AM

Parcel Details for 0412200003

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$117.46
SCHOOL DIST 157	2.736040	\$95.41
MCHENRY COUNTY	0.762108	\$26.57
SPRING GROVE FIRE	0.618930	\$21.58
COLLEGE DISTRICT 528 MCC	0.343310	\$11.97
RICHMOND TWP RD &BR	0.240020	\$8.37
MCHENRY CO CONSV	0.223645	\$7.80
NIPPERSINK LIBRARY	0.191190	\$6.67
RICHMOND TOWNSHIP	0.120480	\$4.20
RICHMOND CEMETERY	0.011900	\$0.41
TOTAL	8.616093	\$300.44

- SCHOOL DIST 2
- SCHOOL DIST 157
- MCHENRY COUNTY
- SPRING GROVE FIRE
- COLLEGE DISTRICT 528 MCC
- RICHMOND TWP R...
- MCHENRY CO CON...
- NIPPERSINK LIBRA...
- RICHMOND TOWN...
- Other

No Violations

No Permits

34 | TAX INFORMATION - TRACT 2

2/15/22, 9:39 AM

Parcel Details for 0412200004



Property Information		
Parcel Number 04-12-200-004 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address NA , IL	Owner Name & Address
Property Class 0021 - Farmland	Tax Code 04008 -	Tax Status Taxable
Net Taxable Value 1,515	Tax Rate 8.616093	Total Tax \$130.54
Township RICHMOND TWP	Acres 11.1800	Mailing Address
Legal Description DOC 1987R0999202 & 1987R0999199 N 587.49FT S 1519.39FT E 830FT W 860FT NE1/4		

[Tax Bill](#)

Assessments						
Level	Homestead	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	1,515	0	0	1,515
Department of Revenue	0	0	1,515	0	0	1,515
Board of Review Equalized	0	0	1,515	0	0	1,515
Board of Review	0	0	1,515	0	0	1,515
S/A Equalized	0	0	1,515	0	0	1,515
Supervisor of Assessments	0	0	1,515	0	0	1,515
Township Assessor	0	0	1,319	0	0	1,319
Prior Year Equalized	0	0	1,319	0	0	1,319

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$65.27	\$0.00	\$0.00	\$0.00	\$65.27	\$65.27	6/1/2021	\$0.00
2	09/07/2021	\$65.27	\$0.00	\$0.00	\$0.00	\$65.27	\$65.27	6/1/2021	\$0.00
Total		\$130.54	\$0.00	\$0.00	\$0.00	\$130.54	\$130.54		\$0.00

No Drainage / Special District Information

No Exemptions

TAX INFORMATION - TRACT 2 | 35

2/15/22, 9:39 AM

Parcel Details for 0412200004

Farmland		
Land Type	Acres	EAV
CROPLAND	4.2000	1,058
PERMANENT PASTURE	4.1600	345
OTHER FARMLAND	2.8200	112
Totals	11.1800	1,515
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information

Name	Tax Bill	Address
	N	

Redemption Information

Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date
1986	8-60051	Tax Sale	11/16/1987	Redeemed	5/23/1989	

No Sales History Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$130.54	\$130.54	\$0.00
2019	\$116.44	\$116.44	\$0.00
2018	\$106.82	\$106.82	\$0.00
Show 24 More			

36 | TAX INFORMATION - TRACT 2

2/15/22, 9:39 AMParcel Details for 0412200004

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$51.03
SCHOOL DIST 157	2.736040	\$41.45
MCHENRY COUNTY	0.762108	\$11.54
SPRING GROVE FIRE	0.618930	\$9.38
COLLEGE DISTRICT 528 MCC	0.343310	\$5.20
RICHMOND TWP RD &BR	0.240020	\$3.64
MCHENRY CO CONSV	0.223645	\$3.39
NIPPERSINK LIBRARY	0.191190	\$2.90
RICHMOND TOWNSHIP	0.120480	\$1.83
RICHMOND CEMETERY	0.011900	\$0.18
TOTAL	8.616093	\$130.54

District	Extension (\$)
SCHOOL DIST 2	\$51.03
SCHOOL DIST 157	\$41.45
MCHENRY COUNTY	\$11.54
SPRING GROVE FIRE	\$9.38
COLLEGE DISTRICT 528 MCC	\$5.20
RICHMOND TWP RD &BR	\$3.64
MCHENRY CO CONSV	\$3.39
NIPPERSINK LIBRARY	\$2.90
RICHMOND TOWNSHIP	\$1.83
RICHMOND CEMETERY	\$0.18
Other	\$0.00

No Violations

Permits

Permit Number	Issue Date	Status	Description	Value
B2669	8/3/1964	ACTIVE		0.00

TAX INFORMATION - TRACT 2 | 37

2/15/22, 9:39 AM

Parcel Details for 0412200005



Property Information		
Parcel Number 04-12-200-005 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address NA , IL	Owner Name & Address
Property Class 0021 - Farmland	Tax Code 04008 -	Tax Status Taxable
Net Taxable Value 3,884	Tax Rate 8.616093	Total Tax \$334.66
Township RICHMOND TWP	Acres 17.7600	Mailing Address
Legal Description DOC 1987R0999202 & 1987R0999198 E 830FT W 860FT S 931.9FT NE1/4		

[Tax Bill](#)

Assessments						
Level	Homestead	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	3,884	0	0	3,884
Department of Revenue	0	0	3,884	0	0	3,884
Board of Review Equalized	0	0	3,884	0	0	3,884
Board of Review	0	0	3,884	0	0	3,884
S/A Equalized	0	0	3,884	0	0	3,884
Supervisor of Assessments	0	0	3,884	0	0	3,884
Township Assessor	0	0	3,395	0	0	3,395
Prior Year Equalized	0	0	3,395	0	0	3,395

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$167.33	\$0.00	\$0.00	\$0.00	\$167.33	\$167.33	6/1/2021	\$0.00
2	09/07/2021	\$167.33	\$0.00	\$0.00	\$0.00	\$167.33	\$167.33	6/1/2021	\$0.00
Total		\$334.66	\$0.00	\$0.00	\$0.00	\$334.66	\$334.66		\$0.00

No Drainage / Special District Information

No Exemptions

38 | TAX INFORMATION - TRACT 2

2/15/22, 9:39 AM

Parcel Details for 0412200005

Farmland		
Land Type	Acres	EAV
CROPLAND	14.7700	3,757
OTHER FARMLAND	2.9900	127
Totals	17.7600	3,884
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

Redemption Information						
Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date
1986	8-60052	Tax Sale	11/16/1987	Redeemed	12/7/1989	

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$334.66	\$334.66	\$0.00
2019	\$299.70	\$299.70	\$0.00
2018	\$275.20	\$275.20	\$0.00
Show 24 More			

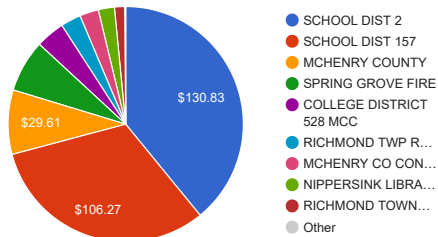
TAX INFORMATION - TRACT 2 | 39

2/15/22, 9:39 AM

Parcel Details for 0412200005

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$130.83
SCHOOL DIST 157	2.736040	\$106.27
MCHENRY COUNTY	0.762108	\$29.61
SPRING GROVE FIRE	0.618930	\$24.04
COLLEGE DISTRICT 528 MCC	0.343310	\$13.33
RICHMOND TWP RD & BR	0.240020	\$9.32
MCHENRY CO CONSV	0.223645	\$8.69
NIPPERSINK LIBRARY	0.191190	\$7.43
RICHMOND TOWNSHIP	0.120480	\$4.68
RICHMOND CEMETERY	0.011900	\$0.46
TOTAL	8.616093	\$334.66



Violations

	Violation Description	Date
⚙	CONSTRUCTION/ERECTION OF A SIGN WITHOUT THE PROPER PERMIT IN VIOLATION OF SECTION 801.1 OF THE MCHENRY COUNTY SIGN ORDINANCE	3/16/2006

Permits

Permit Number	Issue Date	Status	Description	Value
B3801	9/20/1965	ACTIVE		0.00
B5247	3/6/1967	ACTIVE		0.00

40 | TAX INFORMATION - TRACT 2

2/15/22, 9:33 AM

Parcel Details for 0401400012



Property Information			
Parcel Number 04-01-400-012 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address NA , IL	Owner Name & Address	
Property Class 0021 - Farmland	Tax Code 04008 -		Tax Status Taxable
Net Taxable Value 8,463	Tax Rate 8.616093		Total Tax \$729.18
Township RICHMOND TWP	Acres 39.8500	Mailing Address	Tax Bill
Legal Description DOC 1979R0774044 W1/2 LT 1 E FRL 1/2			

Assessments						
Level	Homestead	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	8,463	0	0	8,463
Department of Revenue	0	0	8,463	0	0	8,463
Board of Review Equalized	0	0	8,463	0	0	8,463
Board of Review	0	0	8,463	0	0	8,463
S/A Equalized	0	0	8,463	0	0	8,463
Supervisor of Assessments	0	0	8,463	0	0	8,463
Township Assessor	0	0	7,327	0	0	7,327
Prior Year Equalized	0	0	7,327	0	0	7,327
There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.						

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$364.59	\$0.00	\$0.00	\$0.00	\$364.59	\$364.59	6/1/2021	\$0.00
2	09/07/2021	\$364.59	\$0.00	\$0.00	\$0.00	\$364.59	\$364.59	6/1/2021	\$0.00
Total		\$729.18	\$0.00	\$0.00	\$0.00	\$729.18	\$729.18		\$0.00

No Drainage / Special District Information

No Exemptions

TAX INFORMATION - TRACT 2 | 41

2/15/22, 9:33 AM

Parcel Details for 0401400012

Farmland		
Land Type	Acres	EAV
CROPLAND	34.6000	8,251
OTHER FARMLAND	5.2500	212
Totals	39.8500	8,463
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

No Redemptions

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$729.18	\$729.18	\$0.00
2019	\$646.82	\$646.82	\$0.00
2018	\$587.44	\$587.44	\$0.00
Show 24 More			

42 | TAX INFORMATION - TRACT 2

2/15/22, 9:33 AM

Parcel Details for 0401400012

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$285.07
SCHOOL DIST 157	2.736040	\$231.55
MCHENRY COUNTY	0.762108	\$64.50
SPRING GROVE FIRE	0.618930	\$52.38
COLLEGE DISTRICT 528 MCC	0.343310	\$29.05
RICHMOND TWP RD &BR	0.240020	\$20.31
MCHENRY CO CONSV	0.223645	\$18.93
NIPPERSINK LIBRARY	0.191190	\$16.18
RICHMOND TOWNSHIP	0.120480	\$10.20
RICHMOND CEMETERY	0.011900	\$1.01
TOTAL	8.616093	\$729.18

- SCHOOL DIST 2
- SCHOOL DIST 157
- MCHENRY COUNTY
- SPRING GROVE FIRE
- COLLEGE DISTRICT 528 MCC
- RICHMOND TWP R...
- MCHENRY CO CON...
- NIPPERSINK LIBRA...
- RICHMOND TOWN...
- Other

No Violations

No Permits

TAX INFORMATION - TRACT 3 | 43

2/15/22, 9:36 AM

Parcel Details for 0412100003



Property Information		
Parcel Number 04-12-100-003	Site Address IL RT 173 RICHMOND, IL 60071	Owner Name & Address
Tax Year 2020 (Payable 2021) ▼		
Sale Status None		
Property Class 0021 - Farmland	Tax Code 04002 -	Tax Status Taxable
Net Taxable Value 9,327	Tax Rate 8.686593	Total Tax \$810.20
Township RICHMOND TWP	Acres 40.0000	Mailing Address
Legal Description DOC 1979R0774044 (RE-RECORD) W1/2 E1/2 NW1/4		

[Tax Bill](#)

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	9,327	0	0	9,327
Department of Revenue	0	0	9,327	0	0	9,327
Board of Review Equalized	0	0	9,327	0	0	9,327
Board of Review	0	0	9,327	0	0	9,327
S/A Equalized	0	0	9,327	0	0	9,327
Supervisor of Assessments	0	0	9,327	0	0	9,327
Township Assessor	0	0	8,351	0	0	8,351
Prior Year Equalized	0	0	8,351	0	0	8,351

There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$405.10	\$0.00	\$0.00	\$0.00	\$405.10	\$405.10	6/1/2021	\$0.00
2	09/07/2021	\$405.10	\$0.00	\$0.00	\$0.00	\$405.10	\$405.10	6/1/2021	\$0.00
Total		\$810.20	\$0.00	\$0.00	\$0.00	\$810.20	\$810.20		\$0.00

No Drainage / Special District Information

No Exemptions

44 | TAX INFORMATION - TRACT 3

2/15/22, 9:36 AM

Parcel Details for 0412100003

Farmland		
Land Type	Acres	EAV
CROPLAND	28.5500	8,905
OTHER FARMLAND	11.4500	422
Totals	40.0000	9,327
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

No Redemptions

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$810.20	\$810.20	\$0.00
2019	\$743.86	\$743.86	\$0.00
2018	\$703.56	\$703.56	\$0.00
Show 24 More			

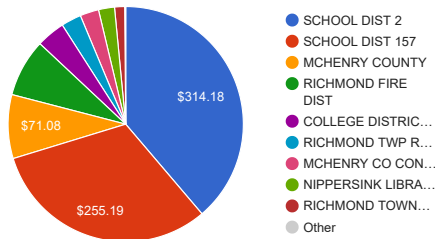
TAX INFORMATION - TRACT 3 | 45

2/15/22, 9:36 AM

Parcel Details for 0412100003

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$314.18
SCHOOL DIST 157	2.736040	\$255.19
MCHENRY COUNTY	0.762108	\$71.08
RICHMOND FIRE DIST	0.689430	\$64.30
COLLEGE DISTRICT 528 MCC	0.343310	\$32.02
RICHMOND TWP RD & BR	0.240020	\$22.39
MCHENRY CO CONSV	0.223645	\$20.86
NIPPERSINK LIBRARY	0.191190	\$17.83
RICHMOND TOWNSHIP	0.120480	\$11.24
RICHMOND CEMETERY	0.011900	\$1.11
TOTAL	8.686593	\$810.20



No Violations

No Permits

46 | TAX INFORMATION - TRACT 3

2/15/22, 9:35 AM

Parcel Details for 0412100004



Property Information			
Parcel Number 04-12-100-004 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address 2510 IL RT 173 RICHMOND, IL 60071	Owner Name & Address 	
Property Class 0021 - Farmland	Tax Code 04002 -		Tax Status Taxable
Net Taxable Value 17,550	Tax Rate 8.686593		Total Tax \$1,524.50
Township RICHMOND TWP	Acres 80.0000	Mailing Address 	Tax Bill
Legal Description DOC 1979R0774044 E1/2 W1/2 NW1/4			

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	17,550	0	0	17,550
Department of Revenue	0	0	17,550	0	0	17,550
Board of Review Equalized	0	0	17,550	0	0	17,550
Board of Review	0	0	17,550	0	0	17,550
S/A Equalized	0	0	17,550	0	0	17,550
Supervisor of Assessments	0	0	17,550	0	0	17,550
Township Assessor	0	0	15,623	0	0	15,623
Prior Year Equalized	0	0	15,623	0	0	15,623
There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.						

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$762.25	\$0.00	\$0.00	\$0.00	\$762.25	\$762.25	6/1/2021	\$0.00
2	09/07/2021	\$762.25	\$0.00	\$0.00	\$0.00	\$762.25	\$762.25	6/1/2021	\$0.00
Total		\$1,524.50	\$0.00	\$0.00	\$0.00	\$1,524.50	\$1,524.50		\$0.00

No Drainage / Special District Information

No Exemptions

TAX INFORMATION - TRACT 3 | 47

2/15/22, 9:35 AM

Parcel Details for 0412100004

Farmland		
Land Type	Acres	EAV
CROPLAND	56.5100	16,524
OTHER FARMLAND	22.2000	1,026
RIGHT OF WAY	1.2900	0
Totals	80.0000	17,550
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information

Name	Tax Bill	Address
	N	

No Redemptions

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$1,524.50	\$1,524.50	\$0.00
2019	\$1,391.58	\$1,391.58	\$0.00
2018	\$1,307.22	\$1,307.22	\$0.00
Show 24 More			

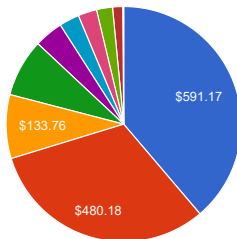
48 | TAX INFORMATION - TRACT 3

2/15/22, 9:35 AM

Parcel Details for 0412100004

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$591.17
SCHOOL DIST 157	2.736040	\$480.18
MCHENRY COUNTY	0.762108	\$133.76
RICHMOND FIRE DIST	0.689430	\$120.99
COLLEGE DISTRICT 528 MCC	0.343310	\$60.25
RICHMOND TWP RD & BR	0.240020	\$42.12
MCHENRY CO CONSV	0.223645	\$39.25
NIPPERSINK LIBRARY	0.191190	\$33.55
RICHMOND TOWNSHIP	0.120480	\$21.14
RICHMOND CEMETERY	0.011900	\$2.09
TOTAL	8.686593	\$1,524.50



- SCHOOL DIST 2
- SCHOOL DIST 157
- MCHENRY COUNTY
- RICHMOND FIRE DIST
- COLLEGE DISTRIC...
- RICHMOND TWP R...
- MCHENRY CO CON...
- NIPPERSINK LIBRA...
- RICHMOND TOWN...
- Other

Violations

	Violation Description	Date
+	trailer w/o affidavit mail to: Richard Perritt	12/4/1998
+	EXISTENCE OF A TRAILER WITHOUT THE PROPER TRAILER AFFIDAVIT IN VIOLATION OF MCHENRY COUNTY TRAILER ORDINANCE #0-8112-ZBA-43	2/29/2000
+	FAILURE TO SUBMIT TRAILER AFFIDAVIT	6/8/2001
Show 1 More		

Permits

Permit Number	Issue Date	Status	Description	Value
SW20050067	7/26/2005	COMPLETE		0.00
I6998	8/4/2006	COMPLETE		7,000.00

TAX INFORMATION - TRACT 4 | 49

2/15/22, 9:32 AM

Parcel Details for 0401300004



Property Information			
Parcel Number 04-01-300-004 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address STATELINE RD RICHMOND, IL 60071	Owner Name & Address	
Property Class 0021 - Farmland	Tax Code 04002 -		Tax Status Taxable
Net Taxable Value 5,207	Tax Rate 8.686593		Total Tax \$452.32
Township RICHMOND TWP	Acres 84.3700	Mailing Address	Tax Bill
Legal Description DOC 1979R0774044 E1/2 LTS 1& 2 W FRL 1/2 & E1/2 S44 RDS W1/2 LT 1 W FRL 1/2 /EX DOC 1978R0732746/			

Assessments						
Level	Homestead	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	5,207	0	0	5,207
Department of Revenue	0	0	5,207	0	0	5,207
Board of Review Equalized	0	0	5,207	0	0	5,207
Board of Review	0	0	5,207	0	0	5,207
S/A Equalized	0	0	5,207	0	0	5,207
Supervisor of Assessments	0	0	5,207	0	0	5,207
Township Assessor	0	0	4,434	0	0	4,434
Prior Year Equalized	0	0	4,434	0	0	4,434
There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.						

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$226.16	\$0.00	\$0.00	\$0.00	\$226.16	\$226.16	6/1/2021	\$0.00
2	09/07/2021	\$226.16	\$0.00	\$0.00	\$0.00	\$226.16	\$226.16	6/1/2021	\$0.00
Total		\$452.32	\$0.00	\$0.00	\$0.00	\$452.32	\$452.32		\$0.00

No Drainage / Special District Information

No Exemptions

50 | TAX INFORMATION - TRACT 4

2/15/22, 9:32 AM

Parcel Details for 0401300004

Farmland		
Land Type	Acres	EAV
CROPLAND	12.1100	2,290
OTHER FARMLAND	65.2200	2,741
WASTE - CONTRIBUTING	6.4100	176
RIGHT OF WAY	0.6300	0
Totals	84.3700	5,207
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

No Redemptions

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$452.32	\$452.32	\$0.00
2019	\$394.96	\$394.96	\$0.00
2018	\$351.96	\$351.96	\$0.00
Show 24 More			

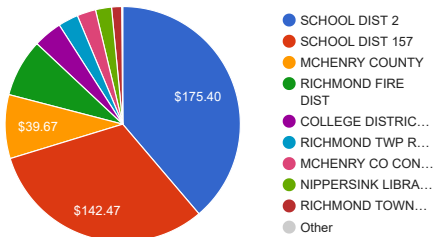
TAX INFORMATION - TRACT 4 | 51

2/15/22, 9:32 AM

Parcel Details for 0401300004

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$175.40
SCHOOL DIST 157	2.736040	\$142.47
MCHENRY COUNTY	0.762108	\$39.67
RICHMOND FIRE DIST	0.689430	\$35.90
COLLEGE DISTRICT 528 MCC	0.343310	\$17.88
RICHMOND TWP RD & BR	0.240020	\$12.50
MCHENRY CO CONSV	0.223645	\$11.65
NIPPERSINK LIBRARY	0.191190	\$9.96
RICHMOND TOWNSHIP	0.120480	\$6.27
RICHMOND CEMETERY	0.011900	\$0.62
TOTAL	8.686593	\$452.32



No Violations

No Permits

52 | TAX INFORMATION - TRACT 4

2/15/22, 9:32 AM

Parcel Details for 0401400001



Property Information			
Parcel Number 04-01-400-001 Tax Year 2020 (Payable 2021) ▼ Sale Status None	Site Address STATELINE RD RICHMOND, IL 60071	Owner Name & Address 	
Property Class 0021 - Farmland	Tax Code 04008 -		Tax Status Taxable
Net Taxable Value 233	Tax Rate 8.616093		Total Tax \$20.08
Township RICHMOND TWP	Acres 4.4000	Mailing Address 	Tax Bill
Legal Description DOC 1979R0774044 W1/2 LT 2 E FRL 1/2 ALL W OF RD			

Assessments						
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total
DOR Equalized	0	0	233	0	0	233
Department of Revenue	0	0	233	0	0	233
Board of Review Equalized	0	0	233	0	0	233
Board of Review	0	0	233	0	0	233
S/A Equalized	0	0	233	0	0	233
Supervisor of Assessments	0	0	233	0	0	233
Township Assessor	0	0	212	0	0	212
Prior Year Equalized	0	0	212	0	0	212
There are 8 levels of assessments in an assessment year. The assessed value is not final for the year until all levels of assessment are complete. The assessment year is complete when the DOR Equalized line appears at the top of the list shown above.						

Billing									
Installment	Date Due	Tax Billed	Penalty Billed	Cost Billed	Drainage Billed	Total Billed	Amount Paid	Date Paid	Total Unpaid
1	06/07/2021	\$10.04	\$0.00	\$0.00	\$0.00	\$10.04	\$10.04	6/1/2021	\$0.00
2	09/07/2021	\$10.04	\$0.00	\$0.00	\$0.00	\$10.04	\$10.04	6/1/2021	\$0.00
Total		\$20.08	\$0.00	\$0.00	\$0.00	\$20.08	\$20.08		\$0.00

No Drainage / Special District Information

No Exemptions

TAX INFORMATION - TRACT 4 | 53

2/15/22, 9:32 AM

Parcel Details for 0401400001

Farmland		
Land Type	Acres	EAV
OTHER FARMLAND	4.1600	233
RIGHT OF WAY	0.2400	0
Totals	4.4000	233
Click to open Farmland Details		

No Forfeiture Information

No Genealogy Information

Parcel Owner Information		
Name	Tax Bill	Address
	N	

Redemption Information						
Year	Certificate	Type	Date Sold	Sale Status	Status Date	Penalty Date
1999	199-90091	Tax Sale	11/28/2000	Redeemed	9/29/2003	

No Sales History Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2020	\$20.08	\$20.08	\$0.00
2019	\$18.72	\$18.72	\$0.00
2018	\$18.00	\$18.00	\$0.00
Show 24 More			

54 | TAX INFORMATION - TRACT 4

2/15/22, 9:32 AM

Parcel Details for 0401400001

Taxing Bodies

District	Tax Rate	Extension
SCHOOL DIST 2	3.368470	\$7.85
SCHOOL DIST 157	2.736040	\$6.37
MCHENRY COUNTY	0.762108	\$1.78
SPRING GROVE FIRE	0.618930	\$1.44
COLLEGE DISTRICT 528 MCC	0.343310	\$0.80
RICHMOND TWP RD &BR	0.240020	\$0.56
MCHENRY CO CONSV	0.223645	\$0.52
NIPPERSINK LIBRARY	0.191190	\$0.45
RICHMOND TOWNSHIP	0.120480	\$0.28
RICHMOND CEMETERY	0.011900	\$0.03
TOTAL	8.616093	\$20.08

- SCHOOL DIST 2
- SCHOOL DIST 157
- MCHENRY COUNTY
- SPRING GROVE FIRE
- COLLEGE DISTRICT 528 MCC
- RICHMOND TWP R...
- MCHENRY CO CON...
- NIPPERSINK LIBRA...
- RICHMOND TOWN...
- RICHMOND CEMET...

No Violations

No Permits

PRELIMINARY TITLE COMMITMENT | 55

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

CCHI2201201LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

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; 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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ALTA Commitment for Title Insurance (08/01/2016)

Page 1

Printed: 02.28.22 @ 12:02 PM
IL-CT-FA83-02100.231406-SPS-1-22-CCHI2201201LD



56 | PRELIMINARY TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI2201201LD

Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI2201201LD

Property Ref.: Holland & Knight - McHenry County Farmland

SCHEDULE A

- Commitment Date: February 14, 2022
- Policy to be issued:
 - ALTA Owner's Policy 2006
Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Proposed Policy Amount: \$10,000.00
 - ALTA Loan Policy 2006
Proposed Insured: Lender with a contractual obligation under a loan agreement with the Proposed Insured for an Owner's Policy
Proposed Policy Amount: \$10,000.00
- The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
- The Title is, at the Commitment Date, vested in:
Chicago Title Land Trust Company as Successor Trustee to LaSalle National Bank, Successor Trustee to Central National Bank of Chicago, as Trustee under a Trust Agreement dated November 23, 1977 and known as Trust Number 10-22846-08
- The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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; 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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ALTA Commitment for Title Insurance (08/01/2016)



EXHIBIT "A"

Legal Description

PARCEL 1:

THE WEST 1/2 OF LOT 1 OF THE EAST FRACTIONAL 1/2 OF SECTION 1; THAT PART OF THE WEST 1/2 OF LOT 2 OF THE EAST FRACTIONAL 1/2 OF SAID SECTION 1, WHICH LIES WEST OF THE HIGHWAY RUNNING IN A NORTHEASTERLY AND SOUTHEASTERLY DIRECTION ACROSS THE WEST 1/2 OF SAID LOT 2; THE EAST 1/2 OF LOTS 1 AND 2 OF THE WEST FRACTIONAL 1/2 OF SAID SECTION 1 (EXCEPT THE NORTH 290 FEET OF THE EAST 450 FEET OF THE WEST 1,175 FEET OF THE EAST 1/2 OF LOT 2 OF THE WEST FRACTIONAL HALF); THE EAST 1/2 OF THE SOUTH 44 RODS IN WIDTH OF THE WEST 1/2 OF LOT 1 OF THE WEST FRACTIONAL 1/2 OF SECTION 1; THE NORTHEAST QUARTER OF SECTION 12; THE EAST 1/2 OF THE NORTHWEST QUARTER OF SAID SECTION 12, ALL IN TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 830 FEET OF THE WEST 860 FEET OF THE SOUTH 931.90 FEET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1,510 FEET OF THE EAST 835 FEET OF THE WEST 860 FEET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 587.49 FEET OF THE SOUTH 1,519.39 FEET OF THE EAST 830 FEET OF THE WEST 860 FEET OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

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58 | PRELIMINARY TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI2201201LD

SCHEDULE B, 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 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. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago 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.**

END OF SCHEDULE B, PART I

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ALTA Commitment for Title Insurance (08/01/2016)



SCHEDULE B, PART II EXCEPTIONS

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 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, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- C 8. Note for additional information: the County Recorder requires that any documents presented for recording contain the following information:
- A. The name and address of the party who prepared the document;
 - B. The name and address of the party to whom the document should be mailed after recording;
 - C. All permanent real estate tax index numbers of any property legally described in the document;
 - D. The address of any property legally described in the document;
 - E. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent.
 - F. Any deeds conveying unsubdivided land, or, portions of subdivided and, may need to be accompanied by a properly executed "plat act affidavit."

In addition, please note that the certain municipalities located in the County have enacted transfer tax ordinances. To record a conveyance of land located in these municipalities, the requirements of the transfer tax ordinances must be met. A conveyance of property in these cities may need to have the

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**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

appropriate transfer tax stamps affixed before it can be recorded.

This exception will not appear on the policy when issued.

E 9. Taxes for the year 2021 and 2022.

Taxes for the year 2021 and 2022 are not yet due or payable.

Taxes for the year 2020, amounting to \$452.32 are marked paid of record.
Permanent Index Number: 04-01-300-004.
(Affects part Parcel 1)

Taxes for the year 2020, amounting to \$20.08 are marked paid of record.
Permanent Index Number: 04-01-400-001.
(Affects part Parcel 1)

Taxes for the year 2020, amounting to \$729.18 are marked paid of record.
Permanent Index Number: 04-01-400-012.
(Affects part Parcel 1)

Taxes for the year 2020, amounting to \$810.20 are marked paid of record.
Permanent Index Number: 04-12-100-003.
(Affects part Parcel 1)

Taxes for the year 2020, amounting to \$1,524.50 are marked paid of record.
Permanent Index Number: 04-12-100-004.
(Affects part Parcel 1)

Taxes for the year 2020, amounting to \$300.44 are marked paid of record.
Permanent Index Number: 04-12-200-003.
(Affects part Parcel 1)

Taxes for the year 2020, amounting to \$130.54 are marked paid of record.
Permanent Index Number: 04-12-200-004.
(Affects Parcel 4)

Taxes for the year 2020, amounting to \$334.66 are marked paid of record.
Permanent Index Number: 04-12-200-005.
(Affects Parcel 2)

Taxes for the year 2020, amounting to \$2,407.08 are marked paid of record.
Permanent Index Number: 04-12-200-006.
(Affects Parcel 3)

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SCHEDULE B, PART II EXCEPTIONS

(continued)

- F 10. 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.
- B 11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- A 12. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.
- D 13. Due to office closures in place or that might occur, we should be provided with our standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment. Note: Due to office closures related to covid-19 we may be temporarily unable to record documents in the normal course of business.
- G 14. The legal description provided in Schedule A is for convenience only. An ALTA survey that more particularly describes the property in question should be provided and this commitment is subject to further exceptions, if any, as may be deemed necessary.
- H 15. Due to the COVID-19 pandemic, some or all of the recorded document necessary for our review were not available from the County Recorder's Office. As such, the title finding is for convenience only. Please consult with your local underwriter to discuss.
- I 16. 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.
- J 17. Terms, powers, provisions, and limitations of the Trust under which title to the Land is held.
- K 18. The Land described in Schedule A either is unsubdivided property or constitutes part of a subdivided lot. As a result, a Plat Act Affidavit should accompany any conveyance to be recorded. In the alternative, compliance should be had with the provisions of the Plat Act (765 ILCS 205/1 et seq.)
- L 19. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes.
- M 20. Rights of adjoining and contiguous owners to have maintained the uninterrupted flow of the waters of any stream which may flow on or through the Land.
- N 21. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

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ALTA Commitment for Title Insurance (08/01/2016)



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI2201201LD

SCHEDULE B, PART II EXCEPTIONS

(continued)

- O 22. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes by the intruments recorded in Book 19 of Miscellaneous Deeds, pages 152 & 153, Book 19 of Miscellaneous Deeds, page 150, and Book 19 of Miscellaneous Deeds, page 154,

(See document for particulars)
- P 23. Terms, covenants, conditions and restrictions contained in the Right of Way reserved in the Warranty Deed dated September 8, 1859 and recorded October 31, 1859 in Book 23 of Deeds, page 297.

(See document for particulars)
- Q 24. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Commonwealth Edison, recorded on September 11, 1943 as Document No. 419960, affects part of Parcel 1.

(See document for particulars)
- R 25. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to General Telephone Company of Illinois, for purpose to construct, operate and maintain service facilities and other equipment in, along, upon and under the Land, recorded on July 28, 1980 as Document No. 798492, affects part of the Land.

(See document for particulars)
- S 26. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Northern Illinois Gas Company, for purpose to lay, maintain, operate, renew and remove gas mains and other necessary facilities with right of access thereto, recorded on November 12, 1980 as Document No. 805970, affects part of the Land.

(See document for particulars)
- T 27. Nothing herein contained should be construed as insuring access to the Land by means of the easement created in Document 778472.
- U 28. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Nicor Gas, for purpose a perpetual, non-exclusive easement and right-of-way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary facilities, recorded on June 26, 2006 as Document No. 2006R46632, affects part of Parcel 1 and 3.

(See document for particulars)
- V 29. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted to Nicor Gas, for purpose a perpetual, non-exclusive easement and right-of-way for the purpose of laying, maintaining, operating, renewing, replacing and removing gas mains and any necessary facilities,

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ALTA Commitment for Title Insurance (08/01/2016)



SCHEDULE B, PART II EXCEPTIONS

(continued)

recorded on June 26, 2006 as Document No. 2006R46633, affects part of Parcel 2.

(See document for particulars)

- W 30. Easement(s) for the purpose(s) and rights incidental thereto, as granted in a document, granted by Richard A. Perritt MD to Frontier North Inc., for purpose the right, privilege, easement and authority to construct, operate, patrol, maintain and replace its communication lines, including the necessary underground cables, wires, conduits, markers and appurtenances upon, over, under and across the land, together with the rights of ingress and egress to said Land and the right to trim all brush and tress along said lines, recorded on August 11, 2011 as Document No. 2011R32123, affects the Land therein described.

(See document for particulars)

- X 31. Right, title and interest of Richard A. Perritt MD in and to the Land, as disclosed by Document 2011R0032123, and of all parties claiming thereunder.

- Y 32. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required Documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for the policy,)

- Z 33. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

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64 | PRELIMINARY TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. CCHI2201201LD

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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ALTA Commitment for Title Insurance (08/01/2016)



(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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