

WEE-MA-TUK HILLS, INC. - COMMITMENT NOTES
RE: OUTLOT T IN WEE-MA-HILLS SECTION 2

Schedule A

-Search to date: December 4, 2018 @ 8:00 a.m.

-Title vested: Wee-Ma-Tuk Hills, Inc., an Illinois corporation.

Outlot T in Wee-Ma-Tuk Hills Section 2, a subdivision of part of Section 3 and a part of the East Half of Section 4, all in Township 6 North, Range 3 East of the Fourth Principal Meridian, Fulton County, Illinois, according to the plat thereof recorded July 30, 1959 in Plat Book 4, Page 24.

PIN: 13-13-04-204-037

ADDRESS: Hiawatha Point, Canton, IL 61520

The real estate is subject to the following matters:

Taxes for the year 2018 and thereafter:

Permanent Index No. 13-13-04-204-037

2017 real estate taxes due and paid in 2018 in the total sum of \$26.06 are shown due and paid in the first installment and due and paid in the second installment. All prior taxes are paid, and the 2018 real estate taxes due and payable in 2013 are not extended.

Note: 2017 real estate taxes due and paid in 2018 based on assessed valuation and taxable value of \$270.00 X rate of 9.6492. Estimate of 2018 real estate taxes due and payable in 2019: Same figures anticipated to be allowed with rate yet to be determined.

Rights of the Public, the State of Illinois, and the municipality in and to that part of the premises in question taken, used or dedicated for streets, alleys, roads and/or highways.

Rights of way for wells, piping thereto and/or to any lake, drainage ditches, drain tiles, feeders, laterals, underground pipe, and overflow pipe(s), if any, together with the right(s), if any, to maintain, repair and/or replace the same, including but not limited to those of Wee-Ma-Tuk Hills Drainage District and/or Wee-Ma-Tuk Hills Water District.

The real estate may lie within the boundary and/or boundaries of one or more special taxing districts and may be subject to any assessments thereunder. Suggested Contact Persons: Putman Township Clerk, Wilbur McClaghry (309-785-5005); Wee-Ma-Tuk Water District; Wee-Ma-Tuk Drainage District, Cyndi Johann (309-789-6799).

Any lien, or claim for lien, for services rendered or expenses incurred in favor of a property manager imposed by law and not shown by the public records.

Note: This exception will be deleted on final policy pending execution at closing and return to the undersigned of ALTA Statement

on the fund form of Attorneys' Title Guaranty Fund, Inc. furnished herewith, showing none.

Filings and/or recordings under the Uniform Commercial Code, if any.

Zoning and/or other restrictions and prohibitions imposed by governmental authority.

Terms, conditions and provisions of that Contract for Deed wherein the proposed insured(s) herein is/are buyer(s) and Wee-Ma-Tuk Hills, Inc., an Illinois corporation, is seller, executed December ____, 2012, for the sale and purchase of the real estate described herein, and any amendment and/or amendments thereto.

Rights of the public, the State of Illinois, the municipality, the subdivision section owners and/or the adjoining property owners to the free and unobstructed flow of the water and/or the use of the surface of any lake, pond or stream upon which the premises in question may border and/or be partially contained within.

The premises in question fall within the boundaries of the Wee-Ma-Tuk Hills Drainage District and are subject to the assessments and obligations thereof as may from time to time be assessed and due.

The premises in question fall within the boundaries of the Wee-Ma-Tuk Hills Water District and are subject to the assessments and obligations thereof, as revealed by Certified Copy of Order entered in Case 95-MC-1 and recorded August 29, 1996, as Document No. 96-76362, in Ordinance Volume 3, Page 168. (For additional details and particulars regarding this document, see document.)

Any claim or claims arising from any damage or damages determined to be due to mine subsidence.

Terms, conditions and provisions of that Right of Way Grant to Central Illinois Public Service Company, its successors and assigns, as more fully set forth in that document dated September 21, 1992 and recorded February 26, 1993, in Book 1224, Page 125, as Document No. 93-52724, of the Land Records of Fulton County, Illinois. (For additional details and particulars regarding this document, see document.) .

Terms, conditions and provisions of those Notices of Reclamation from the Abandoned Mined Lands Reclamation Council, 928 South Spring Street, Springfield, Illinois 62704, as more fully set forth in those documents dated May 18, 1992 and recorded May 29, 1992, in Book 1187, Page 193 and Page 197, as Documents No. 92-47826 and 92-47827, of the Land Records of Fulton County, Illinois. (For additional details and particulars regarding these documents, see documents.)

Terms, conditions and provisions of that Ameritech Blanket Easement, as more fully set forth in that document shown recorded May 5, 2000, in Book 1684, Page 63, as Document No. 00-04799, of the Land Records of Fulton County, Illinois. (For additional details and particulars regarding this document, see document.)

Terms, conditions and provisions of that Right of Way to Town of Putman, as more fully set forth in that document dated June 28, 1968 and recorded July 16, 1968, in Book 766, Page 272, as Document No. 68-10212, of the Land Records of Fulton County, Illinois. (For additional details and particulars regarding this document, see document.)

Terms, conditions and provisions of those Rights of Way to Central Illinois Public Service Company, its successors and assigns, which may affect that real estate described in Schedule A herein, as more fully set forth in the following documents:

Dated May 28, 1966 and recorded August 11, 1966, in Book 754, Page 1036, as Document No. 66-2903;

Dated August 11, 1967 and recorded August 28, 1967, in Book 760, Page 927, as Document No. 67-6820;

Dated March 27, 1968 and recorded April 8, 1968, in Book 764, Page 688, as Document No. 68-9218;

Dated September 24, 1968 and recorded October 22, 1968, in Book 768, Page 137, as Document No. 68-11390;

Dated September 24, 1968 and recorded October 22, 1968, in Book 768, Page 140, as Document No. 68-11391;

Dated August 21, 1969 and recorded September 17, 1969, in Book 773, Page 174, as Document No. 69-14730;

Dated September 30, 1969 and recorded October 23, 1969, in Book 773, page 730, as Document No. 69-15030;

Recorded April 2, 1970, in Book 776, Page 400, as Document No. 70-16426;

Recorded July 27, 1970, in Book 778, Page 161;

Dated May 20, 1971 and recorded May 25, 1971, in Book 783, Page 228, as Document No. 71-20804;

Dated August 24, 1971 and recorded September 17, 1971, in Book 785, Page 770, as Document No. 71-22424;

all of the Land Records of Fulton County, Illinois. (For additional details and particulars regarding documents, see documents.)

Matters shown on that Plat of Gas Lines of Central Illinois Public Service Company dated August 20, 1963 and recorded August 11, 1966, in Plat Book 3, Page 110, as Document No. 66-2904 of the Land Records of Fulton County, Illinois. (For additional details and particulars regarding this document, see document.)

Any matter and/or matters shown on the Plat of Subdivision of Wee-Ma-Tuk Hills, Section 2, pertaining to among other things, easements, covenants and restrictions including setback requirements, trade limitations, structures, sewages, minimum building size, building approval, docks, weeds and/or grass, and further a five foot easement on each side of the

lot line for each parcel for utility; roadways on plats reserved for utility companies and property owners, and any and all other matter and/or matters thereon stated. The Plat is as follows: Wee-Ma-Tuk Hills, Section 2: Plat recorded July 30, 1959, in Plat Book 4, Page 24. (For additional details and particulars regarding this documents, see document.)

Rights and/or powers of Wee-Ma-Tuk Hills Landowners Association, if any, if and when formed.

Subject to all easements for public and/or quasi public utilities, covenants, conditions and/or restrictions of record.