



The Title Center, LLC
2055 W. Iles Avenue, Suite B
Springfield, IL 62704
Phone: (217) 787-3330
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PRE SALE REPORT

Agency File No.: 202518924IL

Effective Date of Report: December 1, 2025 Time: 08:00 AM

1. Pre Sale Report supplied to: Worrell Land Services, LLC
2. The records indicate that Fee Simple title to the following property is vested in: The Reginald C. Jokisch 2000 Trust
3. The land referred to in this Pre Sale Report is located in the State of Illinois, County of Sangamon, and is described as follows:

Part of the Northwest Quarter of Section 10, Township 15 North, Range 6 West of the Third Principal Meridian, Sangamon County, Illinois, described more particularly as follows: Commencing at a stone marking the Northeast corner of the Northwest Quarter of the aforementioned Section 10, thence South 00 degree 01 minute and 14 seconds East along the Quarter Section line a distance of 825.00 feet to an iron pipe marking the true point of beginning; thence continuing South 00 degree 01 minute 14 seconds East along the Quarter Section line a distance of 825.00 feet to an iron pipe; thence North 88 degrees 51 minutes 07 seconds West a distance of 528.00 feet to an iron pipe; thence North 00 degree 01 minute 14 seconds West a distance of 825.00 feet to an iron pipe; thence South 89 degrees 51 minutes 07 seconds East a distance of 528.00 feet to the true point of beginning.

Situated in Sangamon County, Illinois.

Commonly known as: 10 Acres Farmland
IL

The following instruments, including but not limited to conveyances, undischarged mortgages and Federal or State tax liens against any party appearing to have a record prior to the apparent termination of such party's interest were recorded in the Office of the Register of Deeds in the county named herein.

1. Taxes for the year 2025, and subsequent years, not yet due and payable. Tax I.D. No. 21-10.0-100-009. Taxes for the year 2024 paid in the amount of \$492.28.
2. Rights of the public, the State of Illinois, the County, the Township, and the Municipality in and to that part of the Land in question taken, used or dedicated for roads and highways.
3. Rights of way for drainage ditches, drainage tiles, feeders, laterals and underground pipes, if any.
4. Rights or claims of parties in possession not shown by the Public Records.
5. Matters shown on Plat of Survey recorded 10/26/1995 as Document No. 1955R37124.
6. Easement to Curran-Gardner Townships Public Water District recorded 07/30/2020 as Document No. 2020R19414.

7. This policy does not insure against loss or damage and the Company will not pay costs, attorneys', or expenses resulting from:
- (a) Roads, ways or easements or claims of easements not shown by the Public Records.
 - (b) Any lien, or right to a lien, for services, labor, materials, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
 - (c) Pending assessments by any taxing authority not yet filed in the Public Records.
8. The effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land. Paragraph 2 (c) of the Covered Risks is hereby deleted.
9. This policy does not insure against loss or damage resulting from the unmarketability of the title due to questions about the trust or the trustee's authority.

Note: This may be removed with receipt of The Reginald C. Jokisch 2000 Trust documents or trust certificate.

Note: 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 Underwriting Department immediately for further review prior to closing.

Note: Title Insurance insured by Investors Title Insurance Company through The Title Center, LLC, 2055 W. Iles Avenue, Suite B, Springfield, IL 62704.

NOTE: This Pre Sale Report was provided without payment or consideration of any kind and without any promise to obtain from the title insurer a title policy. It is not a commitment to insure title and should not be used for title purposes when acquiring or conveying an interest in the described land. If a title insurance commitment is desired, an application must be made for a commitment in a specific amount and identifying the proposed insured.

Issued through the Office of:
The Title Center, LLC
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