



File Number: H250142

INFORMATIONAL REPORT

1. Title to the estate or interest in the Land is at the date of this Informational Report is vested in: Timothy P. Cadagin and Amy Lynn Cadagin, not as tenants in common but as joint tenants with right of survivorship
2. The estate or interest in the Land described or referred to in this Informational Report is Fee Simple.
3. The report reflects a title search of the public records thru the Search Date of: January 29, 2025.

By: 

The legal description of the land searched is:

Lot Sixty-nine (69) in LIBERTY HILLS, a Subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Plat Cabinet 63 Page 170.

Except any interest in the coal, oil, gas and other mineral rights underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil gas and other minerals, if any.

Situated in the County of Madison, in the State of Illinois.

PPN: 02-2-18-30-03-302-012



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EXPECTED REQUIREMENTS

Based on the results of this Informational Report, if a policy of title insurance were to be ordered as of the Search Date, the following requirements would need to be met, in order to issue a policy of title insurance:

1. Any proposed Insured must notify the company in writing of the name of any party not referred to in this Informational Report who will obtain an interest in the Land or who would make a loan on the land. Our Company would 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 any policy to the company.
4. Documents satisfactory to our company that convey title or create any mortgage to be insured, or both, would have to be properly authorized, executed, delivered, and recorded in the public records.
5. Our company would need be informed, prior to closing, of any alterations, repairs or new construction in progress, recently completed or contemplated, at which time additional requirements might become necessary.
6. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, our company would not able to close or insure any transaction involving land that is associated with these activities.
7. The "Good Funds" section of the Title Insurance Act (215 ILCS 155/26) is effective January 1, 2010. This Act places limitations upon our ability to accept certain types of deposits into escrow.
8. 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.
9. Any 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) would be revised and premiums charged consistent therewith when any final amounts were approved.
10. Obtain and submit for review a signed sales contract by Timothy P. Cadagin and Amy Lynn Cadagin, as sellers, **to potential buyer(s)**.
11. Warranty Deed executed by Timothy P. Cadagin and Amy Lynn Cadagin **to potential buyer(s)**. Must be made a matter of public record.
12. **NOTE: Special Power of Attorney executed by Amy Lynn Cadagin, appointing Timothy P. Cadagin, as her attorney-in-fact for any and all documents necessary to close on the sale, purchase or refinance of the property listed in Schedule A of this commitment, was recorded on October 19, 2017 as Document Number 2017R35468.**
13. Obtain and record a Satisfaction or Release of that Mortgage executed by Timothy P. Cadagin and Amy Lynn Cadagin, a married couple, to MERS as nominee for First County Bank, dated October 2, 2017, and filed of record



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on October 19, 2017, as Instrument No. 2017R35469, secure an indebtedness in the amount of \$281,250.00. Must be made a matter of public record.

14. The Company should be provided a statement from the borrower(s) relative to any mortgage shown on Schedule B disclosing whether the borrower(s) have entered into any forbearance or loan modification agreement with the lender relative to delayed or post postponed payments or other restructuring of the debt secured by any mortgage affecting the property.
15. This commitment is subject to an update if the effective date as listed on Schedule A is older than 30 days. Please contact Community Title and Escrow to request and update to this commitment.
16. Affidavit of Marital Status/Civil Union to be executed by the individuals as listed in Schedule A, if any.
17. Any installment of real estate taxes that are due and payable must be paid.
18. Certificate executed and acknowledged by the Homeowner's Association stating that there are no unpaid assessments as per the Declaration of Covenants, Conditions and Restrictions, if any.
19. CLOSING INFORMATION NOTE: If the closing of subject property is to be conducted by Highland Community Title, LLC, we require all monies due from the purchase or the loan to be in the form of a wire transfer. We are required by law not to disburse funds until such "Good Funds" have been deposited, finally settled and credited to our escrow account. Wire transfers qualify as "Good Funds" immediately upon receipt.

WE NOTE, FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING 24 MONTH CHAIN OF TITLE:

Title to the premises in question was acquired by the following:

Warranty Deed dated October 2, 2017 executed by Timothy Whitten and Jennifer Whitten, married persons, to Timothy P. Cadagin and Amy Lynn Cadagin, a married couple, not as tenants in common but a joint tenants with right of survivorship, recorded on October 19, 2017 as Document Number 2017R35467.



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EXPECTED EXCEPTIONS

Based on the results of this Informational Report, if a policy of title insurance were to be ordered as of the Search Date, the following exceptions would be expected to appear on any policy of title insurance:

THIS INFORMATIONAL REPORT 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.

Any Policy would 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:

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. 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.
7. Taxes for the year 2024 and 2025 and thereafter are a lien. Taxes for the year 2023 due and payable in 2024 are as follows:

Parcel ID Number: 02-2-18-30-03-302-012 - Taxes are assessed in the amount of \$10,500.72 and are now paid.

The current tax information reflects Disabled Person and Owner Occupied exemptions.

NOTE: PERMANENT PARCEL NUMBERS ARE PROVIDED FOR INFORMATION ONLY. WE NEITHER GUARANTEE NOR INSURE THE ACCURACY OR COMPLETENESS THEREOF. YOU ARE ADVISED THAT YOU SHOULD NOT RELY UPON THESE NUMBERS AND SHOULD INDEPENDENTLY VERIFY TAX PARCEL NUMBERS AND THE STATUS THEREOF.

8. **NOTE: Special Power of Attorney executed by Amy Lynn Cadagin, appointing Timothy P. Cadagin, as her**

attorney-in-fact for any and all documents necessary to close on the sale, purchase or refinance of the property listed in Schedule A of this commitment, recorded on October 19, 2017 as Document Number 2017R35468.

9. Easement executed by Louis F. Vulliet to General Telephone Company of Illinois, dated June 14, 1966 and recorded July 14, 1966 in Book 2440 Page 615, for right to construct, operate and maintain its communication lines and all appurtenances thereto and terms thereof. (For further particulars, see record)
10. Terms and provision of Ordinance No. 1781 dated November 6, 1995 and recorded November 15, 1995 in Book 4005 Page 0896 pertaining the annexation of the subject property to the City of Highland. (For further particulars, see record)
11. Easement granted to Illinois Power Company, disclosed by instrument recorded in Book 4011 Page 0661. (For further particulars, see record)
12. Easement granted to City of Highland, disclosed by instrument recorded in Book 1622 Page 0432, for the right to construct, operate and maintain an electric transmission or distribution line and all appurtenances thereto and terms thereof. (For more particulars, see record)
13. Easement granted to KinArk Oil Company, disclosed by instrument recorded in Book 2431 Page 204, and assignments of record. (For a term of 3 years from date and as long thereafter as oil, hydrocarbon, gas or their respective constituent products are produced) (For further particulars, see record) (Not followed further)
14. Easement for a twenty (20) foot wide roadway, utility and drainage easement reserved by the grantor and granted to the City of Highland in a Deed recorded January 23, 2003 in Book 4545 Page 0013 between William Ambuehl a/k/a William F. Ambuehl and Glory A. Ambuehl, husband and wife to Wellen Homes, Inc. an Illinois Corporation as shown on the Plat of said Subdivision. (For further particulars, see record)
15. Special Assessments, Subdivision Assessments, and Homeowner's Association dues which are not shown as existing liens by the public records.
16. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
17. Building Lines, Easements, Conditions and Restrictions which are shown on the recorded plat of said subdivision, if any.
18. Utility and/or drainage easements shown as per plat of said subdivision.
19. No examination has been made of the mineral title. Coverage shall not be construed as including the title to minerals underlying the subject premises.
20. Any and all easements, restrictions, outstanding oil, gas and mineral rights, and rights to aboriginal antiquities of record, but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin.
21. All rights and easements in favor of the holder of any interest in the mineral estate or any party claiming by, through, or under said holder.
22. Rights of the Public, the State of Illinois, the County, the Township and the Municipality in and to that part of the premises taken, used, or dedicated for roads or highways.
23. Rights of dower, curtesy, homestead or other marital rights of spouse, if any.
24. We will make a search of the public records under **the potential buyer name(s)**. We reserve the right to amend this commitment after making a further search in the event of additional buyers and/or substitution of buyers.
25. Attention is directed to ordinances and regulations relating to connections, charges, liens for use of any public sewerage, water or other utility system serving the land referred to herein. We call attention to the fact that all sewer and utility bills should be obtained from the offices supplying the service. We indicate only recorded liens.

The Company has delivered this Commitment and/or Policy to the proposed insured and/or insured by electronic means.

All signatures contained herein are to be effective under the provisions of Section 5-110 of the Illinois Electronic Commerce Security Act (5 ILCS 175/5-110).

LIMITATION OF LIABILITY

This Informational Report is given for informational purposes only, is not a guarantee or opinion of title, and does not insure any party. This report is limited in scope and is not an abstract of title, title opinion, preliminary title report, title report, commitment to issue title insurance, or a title policy, and should not be relied upon as such. In providing this report, the Company is not acting as an abstractor of title. This report does not provide or offer any title insurance, liability coverage or errors and omissions coverage. This report is not to be relied upon as a representation of the status of title to the property and does not make a determination as to whether there may be a break in the chain of title.

If you do not wish to limit liability as stated herein and you desire that additional liability be assumed by the Company, you may request and purchase a policy of title insurance, a binder, or a commitment to issue a policy of title insurance. You therefore agree, as part of the consideration for the issuance of this report and to the fullest extent permitted by law, to limit the liability of the Company, its licensors, agents, service providers, subsidiaries, affiliates, employees, and subcontractors, for any and all claims, liabilities, causes of action, losses, costs, damages and expenses of any nature whatsoever, including attorney's fees, however alleged or arising including but not limited to those arising from breach of contract, negligence, the Company's own fault and/or negligence, errors, omissions, strict liability, breach of warranty, equity, the common law, statute, or any other theory of recovery or from any person's use, misuse, or inability to use the report, so that the total aggregate liability of the Company, its employees, agents and subcontractors shall not exceed the Company's total fee for this report.