

Diversified
Peoria Area

Land Auction

INFORMATION BOOK

Tuesday, November 11
at 6pm Central

- Quality Farmland
- Tremendous Recreational & Hunting Settings
- Secluded Build Sites
- Rural Homestead with Outbuildings
- 10 Miles Outside Peoria

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709
www.SchraderAuction.com

Peoria County, IL

269 ±

acres

Offered in 5 Tracts
or Combinations

ONLINE BIDDING AVAILABLE

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: Dieken Land Trust



SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) & as a total 269± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Trustee's Deed sufficient to convey insurable title to the real estate. Real estate is sold subject to all rights of way, legal highways, leases, easements of public record, & all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing. The cost of providing an Owner's Title Policy shall be paid for by Seller at closing.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 45 days after the auction, or as soon there-

after upon completion of survey, if applicable, the final title commitment & Seller's closing documents. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. All lender costs shall be paid by the Buyer.

POSSESSION: Possession will be delivered at closing subject to rights of tenant for the 2025 crop.

REAL ESTATE TAXES: Seller shall pay all 2025 real estate taxes due & payable in 2026. Buyer shall assume any taxes thereafter. Seller to pay drainage or other special assessments that are last payable without a penalty on or before the date of closing. Buyer will pay all drainage & special assessments that become due after closing.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on county tax parcel data, county GIS and/or aerial mapping.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. If Seller determines a survey is needed, the final sales price shall be adjusted to reflect any difference between advertised & surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of

the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

EASEMENTS: Subject to any & all existing easements.

AGENCY: Schrader Real Estate and Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents 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 Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Licensed Real Estate Broker: Jason Minnaert • 309.489.6024 #475.182783

Licensed Auctioneer & Real Estate Broker: Luke Schrader #441.002531, #475.192481

Schrader Real Estate and Auction Company, Inc.

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #444.000158, #478.025754

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REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

TUESDAY, NOVEMBER 11, 2025

269± ACRES – PEORIA COUNTY, ILLINOIS

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,
P.O. Box 508, Columbia City, IN, 46725,
Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, November 4, 2025.
Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
269± Acres • Peoria County, Illinois
Tuesday, November 11, 2025

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Tuesday, November 11, 2025 at 6:00 PM (CST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431; email: auctions@schraderauction.com

For wire instructions please call 1-800-451-2709.

7. My bank routing number is _____ and bank account number is _____.
(This for return of your deposit money). My bank name, address and phone number is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Tuesday, November 4, 2025**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

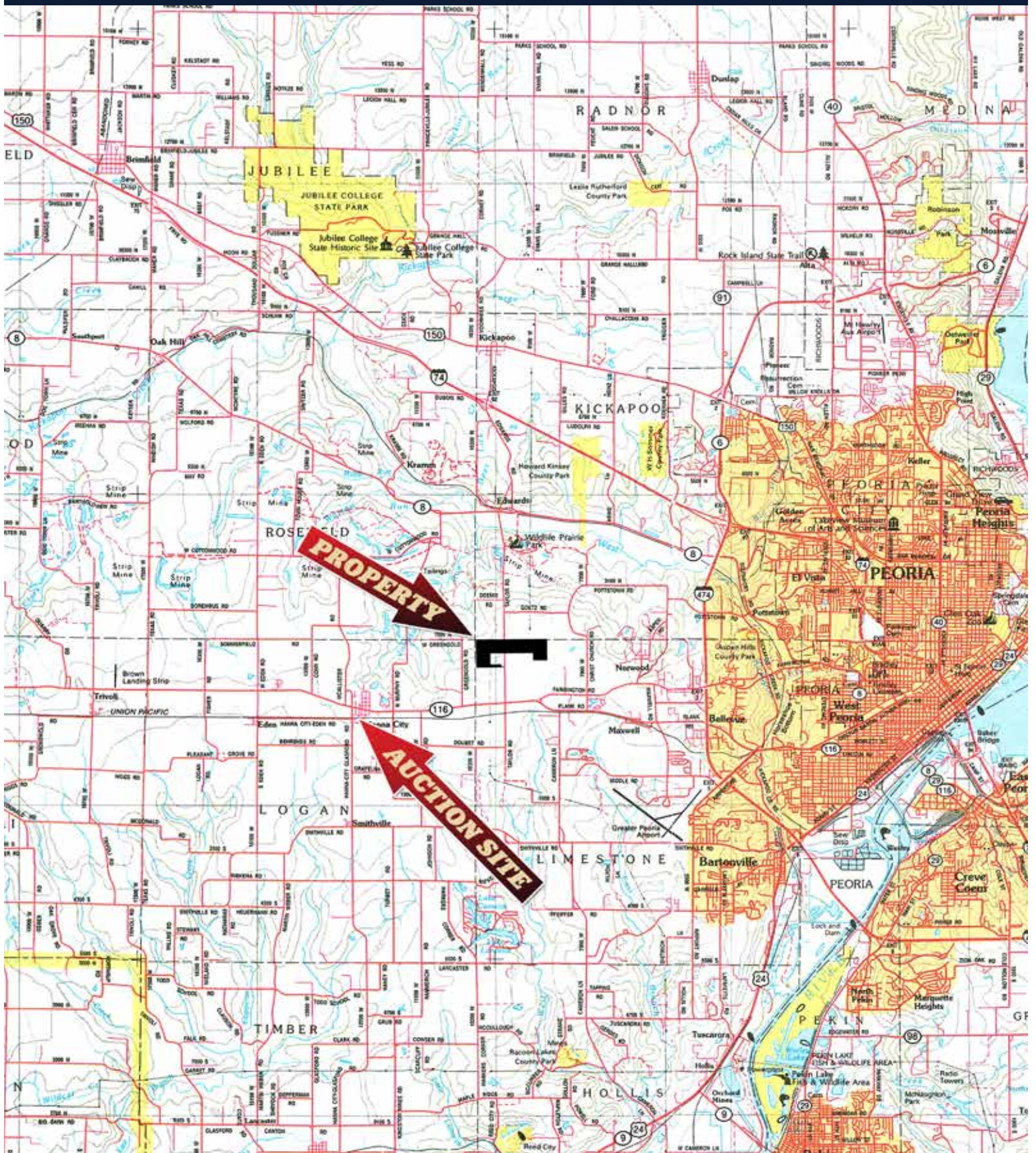
Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

LOCATION & TRACT MAPS

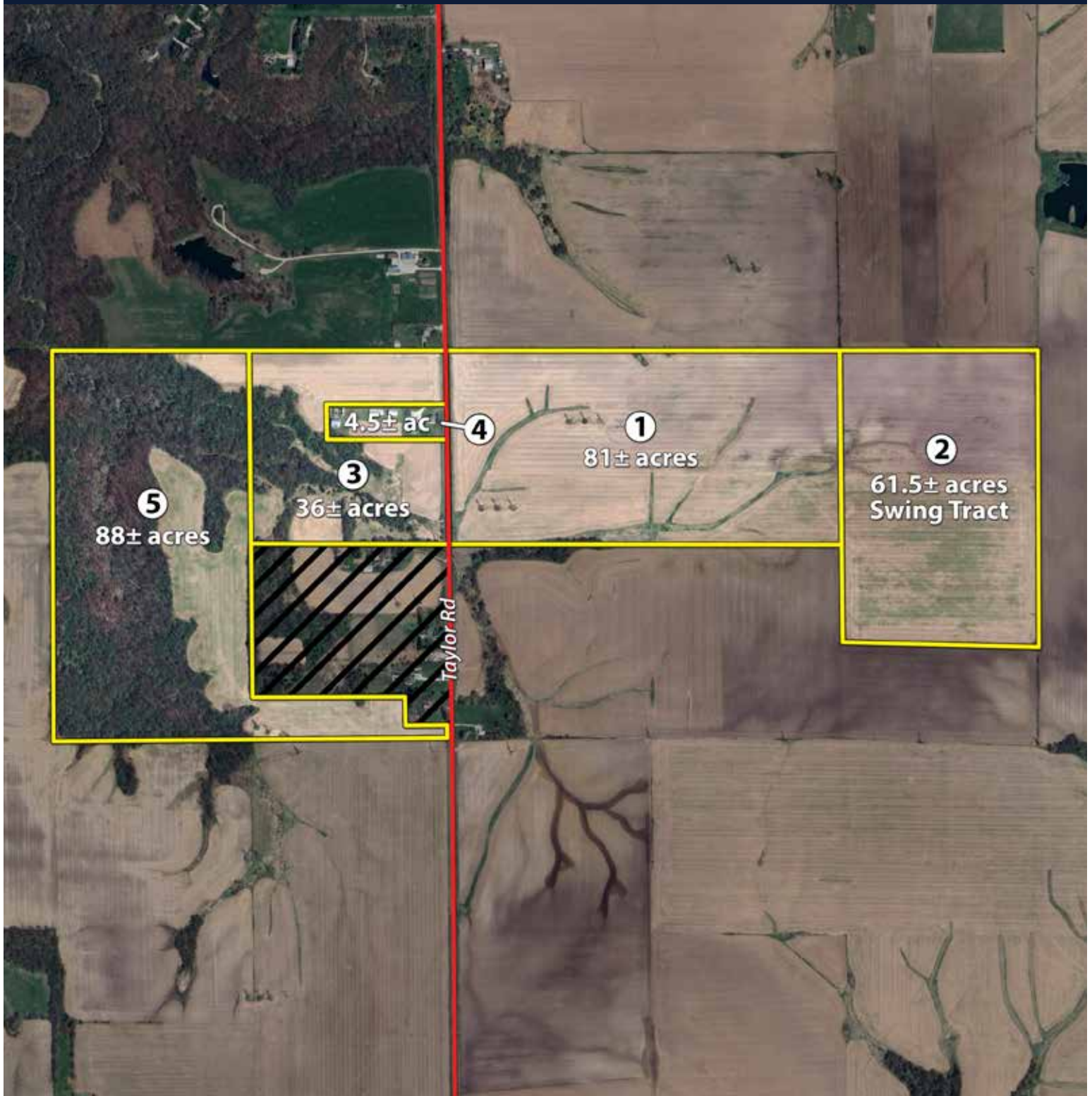
LOCATION MAP



AUCTION LOCATION: Hanna City Sportsman's Club, 103 S Main St, Hanna City, IL 61536

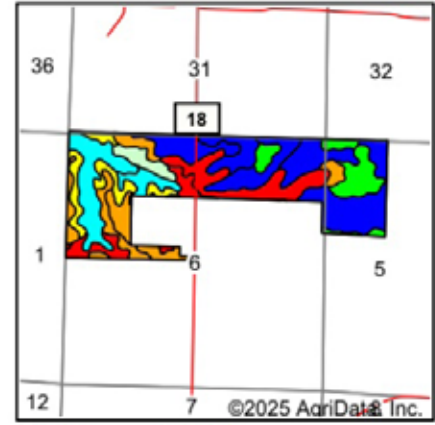
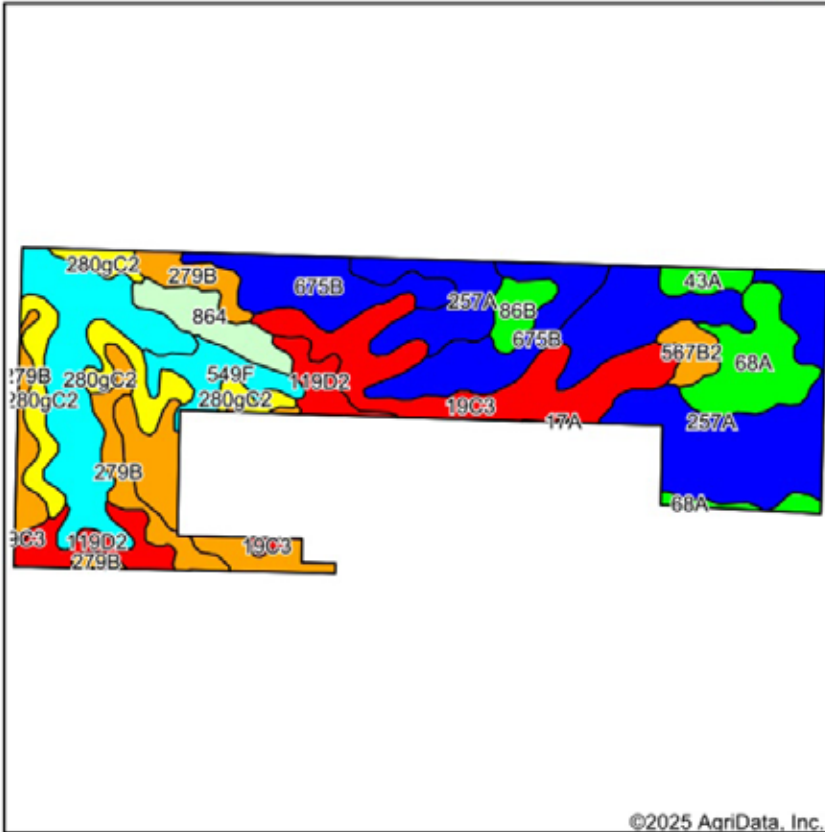
PROPERTY LOCATION: 1801 N Taylor Rd, Hanna City, IL 61536 • If coming out of Peoria, take IL 116 (W Harmon Hwy, which will turn into W Plank Rd) west for a little over six miles. Then turn right on N Taylor Rd & continue for a mile. The property will be on both sides of the road.

TRACT MAP



SOIL MAP

SOIL MAP



State: Illinois
 County: Peoria
 Location: 6-8N-7E
 Township: Limestone
 Acres: 271.89
 Date: 6/18/2025



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgrDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume d hay, T/A	Crop productivity index for optimum management
257A	Clarksdale silt loam, 0 to 2 percent slopes	63.09	23.2%	Blue	FAV	174	56	69	89	0	5.00	128
**675B	Greenbush silt loam, 2 to 5 percent slopes	32.60	12.0%	Blue	FAV	**180	**57	**69	**95	0	**5.00	**131
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	31.16	11.5%	Red	FAV	**128	**42	**51	**59	0	**3.00	**95
**549G	Marseilles silt loam, 35 to 60 percent slopes	29.65	10.9%	Cyan	UNF	**63	**21	**26	**33	0	**2.00	**47
**279B	Rozetta silt loam, 2 to 5 percent slopes	20.71	7.6%	Orange	FAV	**161	**50	**64	**82	0	**5.00	**118
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	19.20	7.1%	Yellow	FAV	**155	**49	**61	**79	0	**5.00	**113
**68A	Sable silty clay loam, 0 to 2 percent slopes	18.26	6.7%	Green	FAV	**192	**63	**74	**99	0	**6.00	**143

SOIL MAP CONTINUED

**119D2	Elco silt loam, 10 to 18 percent slopes, eroded	13.73	5.0%		FAV	**131	**43	**51	**65	0	**4.00	**97
17A	Keomah silt loam, 0 to 2 percent slopes	13.30	4.9%		FAV	161	51	65	83	0	5.00	119
**864	Pits, quarries	8.88	3.3%		CROP YIELD DATA NOT AVAILABLE	**0	**0	**0	0	0	0.00	**0
**549F	Marseilles silt loam, 18 to 35 percent slopes	8.61	3.2%		UNF	**99	**32	**40	**52	0	**3.00	**74
**86B	Osco silt loam, 2 to 5 percent slopes	5.00	1.8%		FAV	**187	**59	**74	**100	0	**7.00	**138
**567B2	Elkhart silt loam, 2 to 5 percent slopes, eroded	4.03	1.5%		FAV	**162	**51	**62	**78	0	**5.00	**119
43A	Ipava silt loam, 0 to 2 percent slopes	3.67	1.3%		FAV	191	62	77	100	0	6.00	142
Weighted Average						145.6	46.8	57.5	74.2	*	4.3	107.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

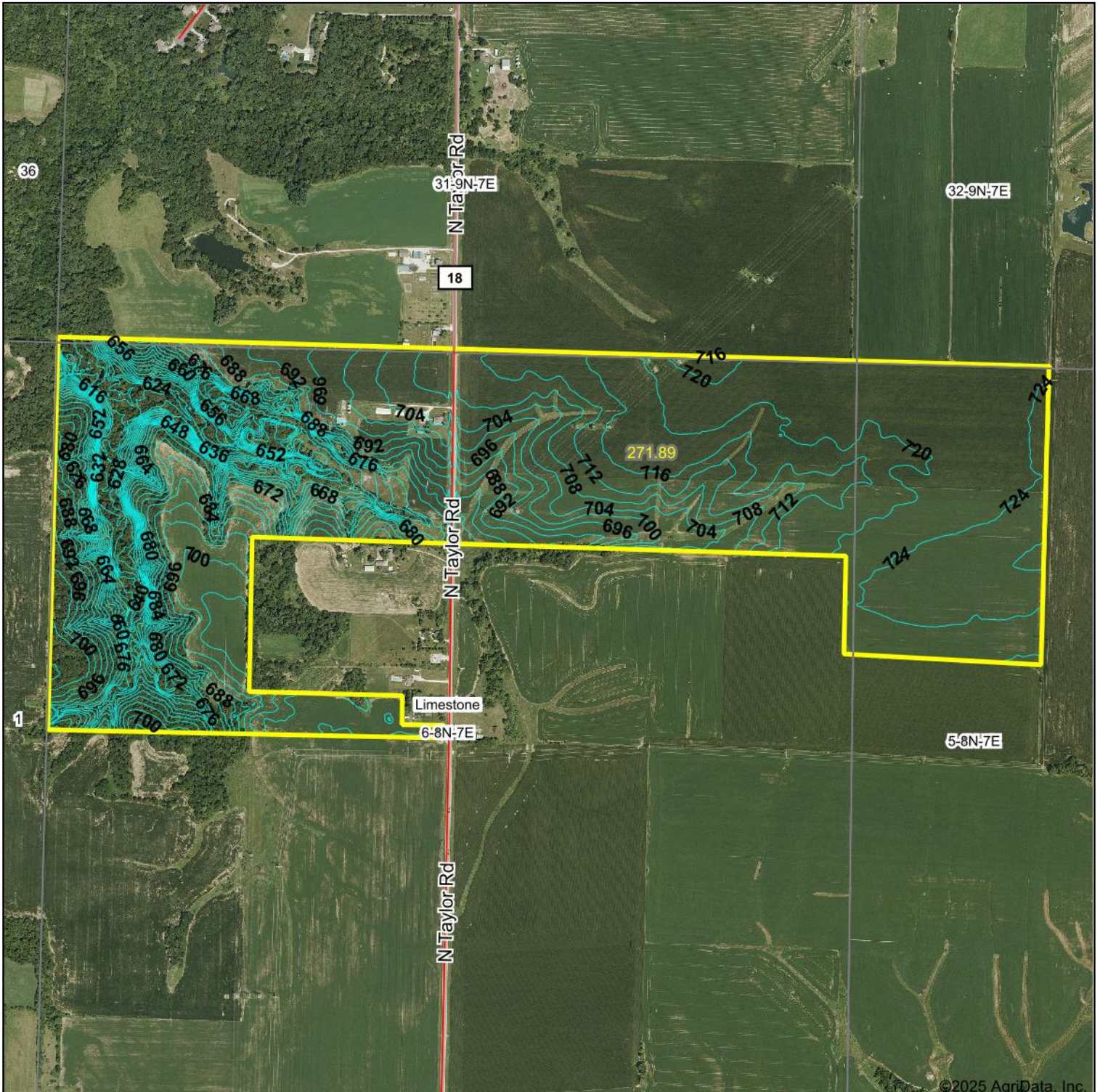
b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

TOPOGRAPHY MAP

TOPOGRAPHY CONTOURS MAP



©2025 AgriData, Inc.



Source: USGS 3 meter dem

Interval(ft): 4.0

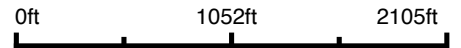
Min: 600.0

Max: 728.8

Range: 128.8

Average: 697.6

Standard Deviation: 26.94 ft



6/18/2025

6-8N-7E
Peoria County
Illinois

Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 40° 42' 26.45, -89° 44' 40.89

FSA INFORMATION

FSA INFORMATION

ILLINOIS
PEORIA



United States Department of Agriculture
Farm Service Agency

FARM : 926

Prepared : 9/8/25 9:32 AM CST

Form: FSA-156EZ

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
272.97	181.81	181.81	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	181.81	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	85.53	0.00	166	
Soybeans	83.67	0.00	58	0
TOTAL	169.20	0.00		

NOTES

Tract Number : 2549

Description : H-9-3 J-9-4 Sec 6 Limestone Twp
 FSA Physical Location : ILLINOIS/PEORIA
 ANSI Physical Location : ILLINOIS/PEORIA
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : MERRILL D DIEKEN LAND TRUST NUMBER ONE
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
272.97	181.81	181.81	0.00	0.00	0.00	0.00	0.0

FSA INFORMATION

ILLINOIS
PEORIA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 926
Prepared : 9/8/25 9:32 AM CST
Crop Year : 2025

Tract 2549 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	181.81	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	85.53	0.00	166
Soybeans	83.67	0.00	58
TOTAL	169.20	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

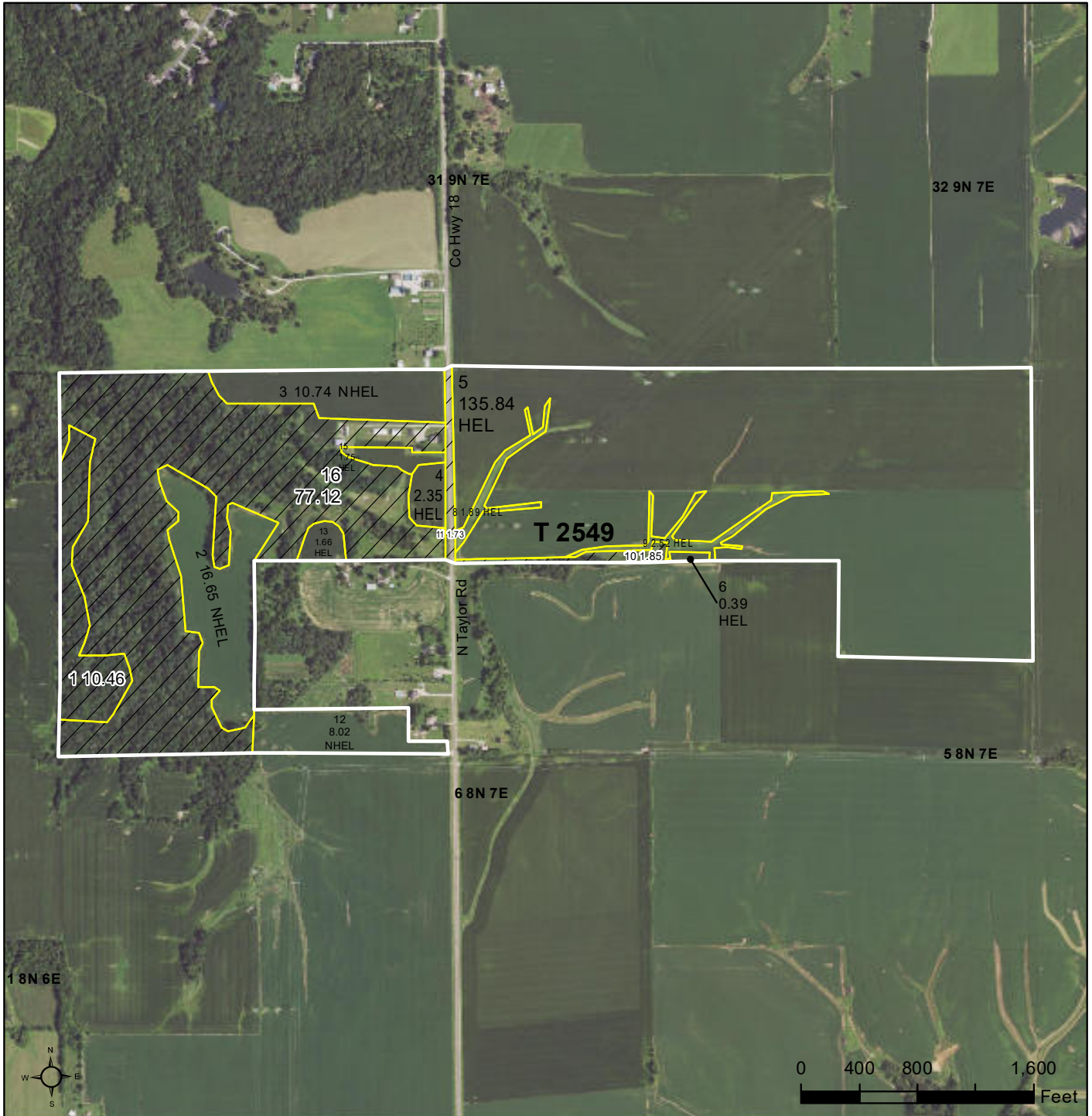
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

FSA INFORMATION



Peoria County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created January 13, 2025

Farm 926
Tract 2549

Tract Cropland Total: 181.81 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).

COUNTY TAX INFORMATION

COUNTY TAX INFO - TRACT 1

Property Information		
Parcel Number 17-06-200-001	Site Address	Owner Name & Address DIEKEN, MERRILL D 6219 CORAL GABLES DR HOUSTON, TX, 77069
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code	Land Use FA - Farm Non Owner Occupied
Property Class 0021 - Farmland	Tax Code 306 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township Limestone	Acres 79.0900	Mailing Address
Tract Number 1106200001	Lot Size	TIF Base Value 0
Legal Description N 1/2 NE 1/4 SEC 6-8-7E 79.08 AC (EXC CO HWY 18 ROW) (91-30927)		

Parcel Owner Information		
Name	Tax Bill	Address
MERRILL D DIEKEN	N	6219 CORAL GABLES DR HOUSTON, TX, 77069

No Property Photo

No Billing Information

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
S of A Equalized	0	0	41,100	0	0	41,100	No
Supervisor of Assessments	0	0	41,100	0	0	41,100	No
Township Assessor	0	0	41,100	0	0	41,100	No
Prior Year Equalized	0	0	37,350	0	0	37,350	No

24 No Exemptions

COUNTY TAX INFO - TRACT 1

Farmland		
Land Type	Acres	EAV
CROPLAND	71.7500	40,658
NON-AG	1.0300	0
OTHER FARMLAND	6.3100	446
Totals	79.0900	41,104

[Click to open Farmland Details](#)

No Forfeiture Information

No Genealogy Information

No Taxing Bodies Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$3,187.54	\$1,593.77	\$1,593.77
2023	\$2,910.24	\$2,910.24	\$0.00
2022	\$2,663.44	\$2,663.44	\$0.00

[Show 24 More](#)

No Redemptions

COUNTY TAX INFO - TRACT 1

No Sales History Information

Disclaimer

Please make check payable to "Peoria County Collector" and mail payment to:

Peoria County Collector
PO Box 1925
Peoria, IL 61656-1925

1st Installment Due: 6/10/2025

2nd Installment Due: 9/10/2025

Last day to pay to avoid Tax Sale: 11/7/2025

Tax Sale: 11/10/2025

Please make sure the Supervisor of Assessments has your most current address on file.

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Downloadable Forms

COUNTY TAX INFO - TRACT 2

Property Information		
Parcel Number 17-05-100-001	Site Address	Owner Name & Address DIEKEN, MERRILL D 6219 CORAL GABLES DR HOUSTON, TX, 77069
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code	Land Use FA - Farm Non Owner Occupied
Property Class 0021 - Farmland	Tax Code 306 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township Limestone	Acres 41.0000	Mailing Address
Tract Number 1105100001	Lot Size	TIF Base Value 0
Legal Description NW 1/4 NW 1/4 SEC 5-8-7E 41 AC (91-30927)		

Parcel Owner Information		
Name	Tax Bill	Address
MERRILL D DIEKEN	N	6219 CORAL GABLES DR HOUSTON, TX, 77069

No Property Photo

No Billing Information

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
S of A Equalized	0	0	29,840	0	0	29,840	No
Supervisor of Assessments	0	0	29,840	0	0	29,840	No
Township Assessor	0	0	29,840	0	0	29,840	No
Prior Year Equalized	0	0	27,720	0	0	27,720	No

No Exemptions

COUNTY TAX INFO - TRACT 2

Farmland

Land Type	Acres	EAV
CROPLAND	41.0000	29,835
Totals	41.0000	29,835

[Click to open Farmland Details](#)

No Forfeiture Information

No Genealogy Information

No Taxing Bodies Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$2,365.70	\$1,182.85	\$1,182.85
2023	\$2,228.60	\$2,228.60	\$0.00
2022	\$2,093.86	\$2,093.86	\$0.00

Show 24 More

No Redemptions

COUNTY TAX INFO - TRACT 2

No Sales History Information

Disclaimer

Please make check payable to "Peoria County Collector" and mail payment to:

Peoria County Collector
PO Box 1925
Peoria, IL 61656-1925

1st Installment Due: 6/10/2025

2nd Installment Due: 9/10/2025

Last day to pay to avoid Tax Sale: 11/7/2025

Tax Sale: 11/10/2025

Please make sure the Supervisor of Assessments has your most current address on file.

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

Downloadable Forms

COUNTY TAX INFO - TRACT 2

Property Information		
Parcel Number 17-05-100-002	Site Address	Owner Name & Address DIEKEN, MERRILL D 6219 CORAL GABLES DR HOUSTON, TX, 77069
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code	Land Use FA - Farm Non Owner Occupied
Property Class 0021 - Farmland	Tax Code 306 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township Limestone	Acres 20.5000	Mailing Address
Tract Number 1105100002	Lot Size	TIF Base Value 0
Legal Description N 1/2 SW 1/4 NW 1/4 SEC 5-8-7E 20.50 AC (91-30927)		

Parcel Owner Information		
Name	Tax Bill	Address
MERRILL D DIEKEN	N	6219 CORAL GABLES DR HOUSTON, TX, 77069

No Property Photo

No Billing Information

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
S of A Equalized	0	0	13,010	0	0	13,010	No
Supervisor of Assessments	0	0	13,010	0	0	13,010	No
Township Assessor	0	0	13,010	0	0	13,010	No
Prior Year Equalized	0	0	11,950	0	0	11,950	No

COUNTY TAX INFO - TRACT 2

Farmland

Land Type	Acres	EAV
CROPLAND	20.5000	13,006
Totals	20.5000	13,006

[Click to open Farmland Details](#)

No Forfeiture Information

No Genealogy Information

No Taxing Bodies Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$1,019.84	\$509.92	\$509.92
2023	\$941.24	\$941.24	\$0.00
2022	\$873.14	\$873.14	\$0.00

Show 24 More

No Redemptions

COUNTY TAX INFO - TRACT 2

No Sales History Information

Disclaimer

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Peoria County Collector
PO Box 1925
Peoria, IL 61656-1925

1st Installment Due: 6/10/2025

2nd Installment Due: 9/10/2025

Last day to pay to avoid Tax Sale: 11/7/2025

Tax Sale: 11/10/2025

Please make sure the Supervisor of Assessments has your most current address on file.

Failure to receive a real estate tax bill or receiving it late for any reason does not relieve the taxpayer of penalties accruing if taxes are not paid by their respective due dates.

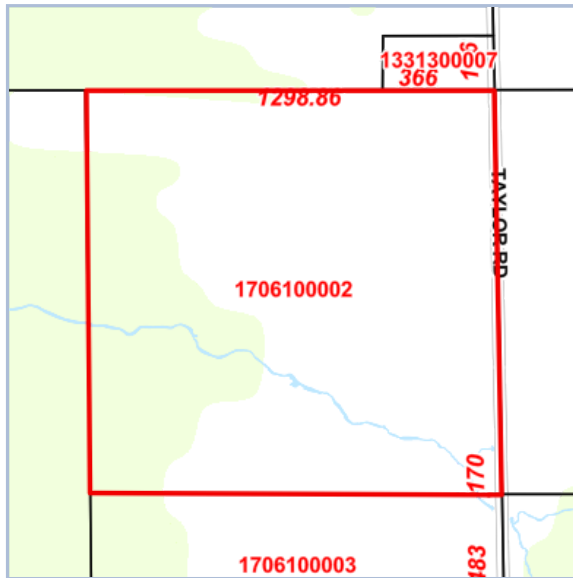
Downloadable Forms

COUNTY TAX INFO - TRACTS 3 & 4

9/8/25, 7:36 AM

Property Report

Peoria County, IL - Property Report 9/8/2025				
Parcel ID	Property Address	City	State	Zip
1706100002	1807 N Taylor Rd	HANNA CITY	IL	61536



Owner Information	
Owner Name	DIEKEN, MERRILL D
Mailing Address	6219 CORAL GABLE DR
City	HOUSTON
State	TX
Zip	77069



Mobile
Maps and
Information



Disclaimer: Peoria County makes every effort to produce and publish the most current and accurate information possible. This public information is furnished as a public service. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of administering a local property tax as required by the Illinois Property Tax Code. Peoria County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty as to the accuracy of the data.

Legal Description
NE 1/4 NW 1/4 SEC 6-8-7E 40.33 AC (EXC CO HWY 18 ROW) (91-30927)

Property Information - Section 1								
Property Type	Tax Code	Neighborhood	House Style	Stories	Exterior Construction	Year Built	Effective Year Built	Acres
Single-Fam	331	17000	Colonial	2 Story	Wood Siding	1900	1900	40.44

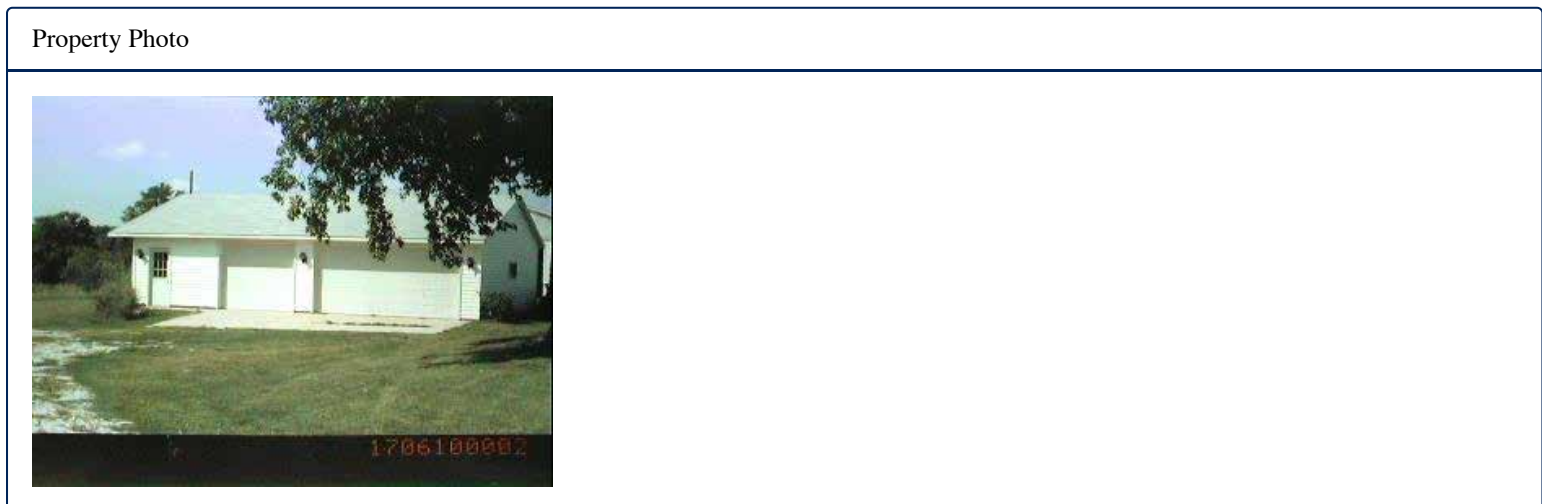
Property Information - Section 2						
Total Living Area	Main Living Area	Basement	Finished Basement	Recreation Area	Attached Garage	Detached Garage
2,702	1,232	1,232	0	0	0	1200

Property Information - Section 3									
Air Conditioning	Bedrooms	Full Baths	Half Baths	Fire Places	Grade	Condition	Land AV	Building AV	Total AV
Y	3	2	1	0	C+5	Average	\$8,130	\$65,420	\$93,380

COUNTY TAX INFO - TRACTS 3 & 4

Property Information		
Parcel Number 17-06-100-002	Site Address 1807 N TAYLOR RD HANNA CITY, IL 61536	Owner Name & Address DIEKEN, MERRILL D 6219 CORAL GABLE DR HOUSTON, TX, 77069
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code 17000	Land Use FA - Farm Non Owner Occupied
Property Class 0011 - Homesite-Dwelling	Tax Code 331 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township Limestone	Acres 40.3500	Mailing Address
Tract Number 1106100002	Lot Size	TIF Base Value 0
Legal Description NE 1/4 NW 1/4 SEC 6-8-7E 40.33 AC (EXC CO HWY 18 ROW) (91-30927)		

Parcel Owner Information		
Name	Tax Bill	Address
MERRILL D DIEKEN	N	6219 CORAL GABLE DR HOUSTON, TX, 77069



COUNTY TAX INFO - TRACTS 3 & 4

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
S of A Equalized	8,130	65,420	10,250	9,580	0	93,380	No
Supervisor of Assessments	7,600	61,140	10,250	9,580	0	88,570	No
Township Assessor	7,600	61,140	10,250	9,580	0	88,570	No
Prior Year Equalized	7,600	61,140	9,220	9,580	0	87,540	No

No Exemptions

Farmland		
Land Type	Acres	EAV
CROPLAND	15.0400	8,158
HOMESITE	0.8700	0
NON-AG	1.0900	0
OTHER FARMLAND	16.9600	1,195
PERMANENT PASTURE	6.3900	895
Totals	40.3500	10,248

[Click to open Farmland Details](#)

No Forfeiture Information

No Genealogy Information

No Taxing Bodies Information

Payment History			
Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$6,913.24	\$3,456.62	\$3,456.62
2023	\$6,456.14	\$6,456.14	\$0.00
2022	\$6,105.34	\$6,105.34	\$0.00

[Show 24 More](#)

COUNTY TAX INFO - TRACTS 3 & 4

No Redemptions

No Sales History Information

Disclaimer

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Peoria County Collector
PO Box 1925
Peoria, IL 61656-1925

1st Installment Due: 6/10/2025

2nd Installment Due: 9/10/2025

Last day to pay to avoid Tax Sale: 11/7/2025

Tax Sale: 11/10/2025

Please make sure the Supervisor of Assessments has your most current address on file.

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Downloadable Forms

COUNTY TAX INFO - TRACT 5

Property Information		
Parcel Number 17-06-100-001	Site Address	Owner Name & Address DIEKEN, MERRILL D 6219 CORAL GABLE DR HOUSTON, TX, 77069
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code	Land Use FA - Farm Non Owner Occupied
Property Class 0021 - Farmland	Tax Code 306 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township Limestone	Acres 80.6200	Mailing Address
Tract Number 1106100001	Lot Size	TIF Base Value 0
Legal Description W 1/2 NW 1/4 SEC 6-8-7E 80.61 AC (91-30927)		

Parcel Owner Information		
Name	Tax Bill	Address
MERRILL D DIEKEN	N	6219 CORAL GABLE DR HOUSTON, TX, 77069

No Property Photo

No Billing Information

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
S of A Equalized	0	0	13,040	0	0	13,040	No
Supervisor of Assessments	0	0	13,040	0	0	13,040	No
Township Assessor	0	0	13,040	0	0	13,040	No
Prior Year Equalized	0	0	11,620	0	0	11,620	No

No Exemptions

COUNTY TAX INFO - TRACT 5

Farmland

Land Type	Acres	EAV
CROPLAND	17.0400	8,568
OTHER FARMLAND	63.5800	4,473
Totals	80.6200	13,041

[Click to open Farmland Details](#)

No Forfeiture Information

No Genealogy Information

No Taxing Bodies Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$991.68	\$495.84	\$495.84
2023	\$888.64	\$888.64	\$0.00
2022	\$791.92	\$791.92	\$0.00

Show 24 More

No Redemptions

COUNTY TAX INFO - TRACT 5

No Sales History Information

Disclaimer

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Peoria County Collector
PO Box 1925
Peoria, IL 61656-1925

1st Installment Due: 6/10/2025

2nd Installment Due: 9/10/2025

Last day to pay to avoid Tax Sale: 11/7/2025

Tax Sale: 11/10/2025

Please make sure the Supervisor of Assessments has your most current address on file.

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Downloadable Forms

COUNTY TAX INFO - TRACT 5

Property Information		
Parcel Number 17-06-100-007	Site Address N TAYLOR RD 10.297 ACRES HANNA CITY, IL 61536	Owner Name & Address DIEKEN, MERRILL D 6219 CORAL GABLE DR HOUSTON, TX, 77069
Tax Year 2025 (Payable 2026) ▼		
Sale Status None	Neighborhood Code 17000	Land Use FA - Farm Non Owner Occupied
Property Class 0021 - Farmland	Tax Code 306 -	Tax Status Taxable
Net Taxable Value 0	Tax Rate Unavailable	Total Tax Unavailable
Township Limestone	Acres 7.2900	Mailing Address
Tract Number	Lot Size	TIF Base Value 0
Legal Description NW 1/4 SEC 6-8N-7E 7.286 AC COMG CEN SEC 6 TH N 86.45' W 35' TO POB: TH W 282.5' N 194.33' W 1042.41' S 280.16' E 1329' N 86.45' TO POB A/K/A TRACT 2		

Parcel Owner Information		
Name	Tax Bill	Address
MERRILL D DIEKEN	N	6219 CORAL GABLE DR HOUSTON, TX, 77069
MERRIL D DIEKEN TRUST 1	N	6219 CORAL GABLE DR HOUSTON, TX, 77069

No Property Photo

No Billing Information

Assessments							
Level	Homesite	Dwelling	Farm Land	Farm Building	Mineral	Total	Partial Building
S of A Equalized	0	0	1,150	0	0	1,150	No
Supervisor of Assessments	0	0	1,150	0	0	1,150	No
Township Assessor	0	0	1,150	0	0	1,150	No
40 Prior Year Equalized	0	0	1,030	0	0	1,030	No

COUNTY TAX INFO - TRACT 5

No Exemptions

Farmland

Land Type	Acres	EAV
OTHER FARMLAND	0.8500	74
PERMANENT PASTURE	6.4400	1,078
Totals	7.2900	1,152

[Click to open Farmland Details](#)

No Forfeiture Information

Parcel Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	1706100005	Split	2006	2007	Yes

No Taxing Bodies Information

Payment History

Tax Year	Total Billed	Total Paid	Amount Unpaid
2024	\$87.90	\$43.95	\$43.95
2023	\$79.28	\$79.28	\$0.00
2022	\$71.48	\$71.48	\$0.00

Show 15 More

No Redemptions

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Gross Price	Personal Property	Net Price
2007	0704404		2/8/2007	JOEL GARRETT JACK GARRETT	MERRILL D DIEKEN LAND TRUST NO 1	\$40,000.00	\$0.00	\$40,000.00

COUNTY TAX INFO - TRACT 5

Disclaimer

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Peoria, IL 61656-1925

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2nd Installment Due: 9/10/2025

Last day to pay to avoid Tax Sale: 11/7/2025

Tax Sale: 11/10/2025

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Downloadable Forms

PRELIMINARY TITLE

PRELIMINARY TITLE



Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Commitment No.: 0023-1
Issuing Agent: Kelly Title Company d/b/a Providence Title Company
Issuing Office's ALTA® Registry ID: 1241781
Loan ID No.:
Issuing Office File No.: 0023
Property Address: Farm ground, Hanna City, IL 61536
Farm ground, Hanna City, IL 61536
Farm ground, Hanna City, IL 61536
1807 N Taylor Rd, Hanna City, IL 61536
N Taylor Rd, Hanna City, IL 61536
N Taylor Rd, Hanna City, IL 61536

COMMITMENT FORM - SCHEDULE A

1. Commitment Date: August 28, 2025 at 08:00 AM
2. Policy or policies to be issued:
 - (a) ALTA Owner's Policy (2021)
Proposed Insured:
Proposed Amount of Insurance: \$0.00
 - (b) ALTA Loan Policy (2021)
Proposed Insured: , its successors and/or assigns as their respective interests may appear.
Proposed Amount of Insurance: \$0.00
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Linda Dieken Emery, as Successor Trustee of the Merrill D Dieken Land Trust Number One dated the 19th day of December 1991
5. The Land is described as follows:
PARCEL 1:
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 8 NORTH RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN; SITUATE IN THE TOWNSHIP OF LIMESTONE, COUNTY OF PEORIA AND STATE OF ILLINOIS.
PARCEL 2:
THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 8 NORTH RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN; SITUATE IN THE TOWNSHIP OF LIMESTONE, COUNTY OF PEORIA AND STATE OF ILLINOIS.

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PRELIMINARY TITLE

SCHEDULE A

(Continued)

PARCEL 3:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6, IN TOWNSHIP 8 NORTH RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN; SITUATE IN THE TOWNSHIP OF LIMESTONE, COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 4:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, IN TOWNSHIP 8 NORTH RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN; SITUATE IN THE TOWNSHIP OF LIMESTONE, COUNTY OF PEORIA AND STATE OF ILLINOIS.

PARCEL 5:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 86.45 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUING NORTH 89 DEGREES 06 MINUTES 34 SECONDS WEST, A DISTANCE OF 282.50 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST; A DISTANCE OF 194.33 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 1,042.41 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 50 MINUTES 04 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 280.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 06 MINUTES 34 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, A DISTANCE OF 1,329.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF TAYLOR ROAD; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST RIGHT-OF-WAY LINE TO TAYLOR ROAD, A DISTANCE OF 86.45 FEET TO THE POINT OF BEGINNING, SAID TRACT BEING SHOWN AS "TRACT 2" ON THE TRACT SURVEY RECORDED NOVEMBER 9, 2006 IN TRACT SURVEY 42, PAGE 58, AS DOCUMENT NUMBER 06-36775; SITUATED IN PEORIA COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, IN TOWNSHIP 8 NORTH RANGE 7 EAST OF THE FOURTH PRINCIPAL MERIDIAN; SITUATE IN THE TOWNSHIP OF LIMESTONE, COUNTY OF PEORIA AND STATE OF ILLINOIS.

Issued By:

Kelly Title Company d/b/a
Providence Title Company
7817 N. Knoxville Avenue
Peoria, IL 61614

20010

Agent No.

Signature of Agent or Authorized Signatory

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PRELIMINARY TITLE



COMMITMENT FORM - SCHEDULE B

Commitment No.: 0023-1

Commitment Date: August 28, 2025

State Issued: Illinois

File Name: 0023

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.
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.
 - a. Warranty Deed from Linda Dieken, as Successor Trustee of the Merrill D Dieken Land Trust Number One dated the 19th day of December 1991 to .
 - b. Mortgage from to , securing the principal amount of \$0.00.
5. ILLINOIS GOOD FUNDS LAW REQUIRES A WIRE TRANSFER ON ANY FUNDS IN THE AMOUNT OF \$50,000 OR MORE AT CLOSING. BUYERS AND/OR SELLERS REQUIRED TO WIRE FUNDS SHOULD SIGN AND RETURN THE WIRE ACKNOWLEDGEMENT FORM PRIOR TO CLOSING.


PLEASE CALL OUR OFFICE AT 309-589-1060 FOR A FORM, IF YOU HAVE NOT RECEIVED ONE YET.

6.

Issued By:

Kelly Title Company d/b/a
Providence Title Company
7817 N. Knoxville Avenue
Peoria, IL 61614

20010
Agent No.


Signature of Agent or Authorized Signatory

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PRELIMINARY TITLE



COMMITMENT FORM - SCHEDULE B

Commitment No.: 0023-1

Commitment Date: August 28, 2025

State Issued: Illinois

File Name: 0023

PART II

Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

Standard Exceptions

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment that would be disclosed by an inspection or an accurate and complete land title 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, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records; and
5. Taxes or special assessments that are not shown as existing liens by the Public Records.

Special Exceptions

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the Public Records, or attaching subsequent to the Commitment Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any Loan Policy issued pursuant to this Commitment will be subject to the following exceptions (a) and (b), in the absence of the production of the data and other matters contained in the ALTA Statement form or an equivalent form:
 - a. Any lien, or right to a lien, for services, labor, material, or equipment heretofore or hereafter furnished, imposed by law and not shown by the Public Records;
 - b. Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the mortgage described in Schedule A, as affecting: (i) the validity of the lien of said mortgage; and (ii) the priority of the lien over any other right, claim, lien, or encumbrance that has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.

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PRELIMINARY TITLE

SCHEDULE B PART II

(Continued)

3. TAXES: Parcel Identification Number 17-05-100-001. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$2,365.70 (PARCEL 1)

The first installment of 2024 payable 2025 taxes is paid; the second installment is now due and payable.

TAXES: Parcel Identification Number 17-05-100-002. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$1,019.84. (PARCEL 2)

The first installment of 2024 payable 2025 taxes is paid; the second installment is now due and payable.

TAXES: Parcel Identification Number 17-06-100-001. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$991.68 (PARCEL 3)

The first installment of 2024 payable 2025 taxes is paid; the second installment is now due and payable.

TAXES: Parcel Identification Number 17-06-100-002. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$6,913.24 (PARCEL 4)

The first installment of 2024 payable 2025 taxes is paid; the second installment is now due and payable.

TAXES: Parcel Identification Number 17-06-100-007. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$87.90 (PARCEL 5)

The first installment of 2024 payable 2025 taxes is paid; the second installment is now due and payable.

TAXES: Parcel Identification Number 17-06-200-001. The lien of taxes are paid through the year 2023. Assessed in the present amount of \$3,187.54 (PARCEL 6)

The first installment of 2024 payable 2025 taxes is paid; the second installment is now due and payable.
4. Building setback lines and utility easements as shown by the survey recorded in Book 42 on Page 58. (PARCEL 5)
5. Miscellaneous Survey recorded in Book 3 on Page 6. (PARCEL 5)
6. Right-of-Way granted to Commonwealth Edison Company dated August 6, 1956 and recorded October 23, 1956 in Book 1066 on Page 619 as Document Number 580693. (PARCEL 5)
7. Right-of-Way granted to Commonwealth Edison Company dated August 2, 1956 and recorded December 18, 1956 in Book 1071 on Page 642 as Document Number 583202. (PARCELS 4 & 6)
8. Dedication of Right-of-Way granted for Public Road Purposes dated February 19, 1957 and recorded April 5, 1957 in Book 1081 on Page 23 as Document Number 587740. (PARCEL 4)
9. Dedication of Right-of-Way for Public Road Purposes dated February 19, 1957 and recorded April 8, 1957 in Book 1081 on Page 128 as Document Number 587817. (PARCEL 6)
10. Electric Right-of-Way granted to CILCO dated February 13, 1957 and recorded September 16, 1957 in Book 1097 on Page 228 as Document Number 597326. (PARCELS 1, 3, 4 & 6)

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PRELIMINARY TITLE

SCHEDULE B PART II

(Continued)

11. Easement granted to Illinois Bell Telephone Company dated October 18, 1988 and recorded November 30, 1988 as Document Number 88-24868. (PARCEL 5)
12. Easement granted to Illinois Bell Telephone Company dated October 24, 1988 and recorded November 30, 1988 as Document Number 88-24871. (PARCEL 4)
13. Transmission Easement granted to Ameren Illinois Company d/b/a Ameren Illinois, an Illinois corporation, dated July 14, 2014 and recorded July 24, 2014 as Document Number 2014015113. (PARCEL 1)
14. Transmission Easement granted to Ameren Illinois Company d/b/a Ameren Illinois, an Illinois corporation, dated July 14, 2014 and recorded July 24, 2014 as Document Number 201405114. (PARCEL 2)
15. Parcels 1 and 2 will be landlocked and cannot be sold unless they are sold with Parcel 6 or given an easement for ingress/egress.
16. Parcel 3 will be landlocked and cannot be sold unless they are sold with Parcels 4 or 5 or given an easement for ingress/egress.
17. Rights or claims of parties in possession not shown by the public record.
18. Existing unrecorded leases and tenancies and all rights thereunder of the lessees and tenants and of any person claiming by, through or under the lessees.
19. Terms, powers, provisions, and limitations of the trust under which title to the land is held.

PLEASE NOTE:

A Certification of Trust form, properly completed by a trustee of the trust, must be completed prior to the closing of this transaction and furnished to County Title for examination in order for us to verify that the proper party has executed the mortgage and/or sale documents. We will supply such a sample certification form if desired upon request, or it may be downloaded at <http://www.countytile.com/closing-forms/Certification-of-Trust.pdf>

20. Existing easements for public utilities and drainage, setbacks, and restrictions.

Drainage ditches, tiles, feeders, laterals and underground pipe, if any.

Rights of the State of Illinois, county, municipality and public or quasi-public utility companies in and to that part taken or used for public roadways.
21. The last deed in the chain of title is as follows:

Warranty Deed by Merrill D Dieken and Rita E Dieken to Merrill D Dieken, as Trustee of the Merrill D Dieken Land Trust Number One dated the 19th day of December, 1991 dated December 20, 1991, and recorded December 27, 1991, as Document Number 91-30927.

Warranty Deed in Trust by Jack Garrett and Joel Garrett to Merrill D Dieken, as Trustee of the Merrill D Dieken Land Trust Number One dated the 19th day of December, 1991 dated February 8, 2007, and recorded February 12, 2007, as Document Number 07-04404.

End of Schedule B

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PRELIMINARY TITLE



Advocus National Title Insurance Company™

Commitment No.: 0023-1

CHAMPAIGN, ILLINOIS

ALTA COMMITMENT FOR TITLE INSURANCE

American Land Title Commitment for Title Insurance - adopted July 1, 2021

Issued by

ADVOCUS NATIONAL TITLE INSURANCE COMPANY

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, Advocus National Title Insurance Company ("Advocus National Title Insurance Company" or 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 Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "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.

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PRELIMINARY TITLE

- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of 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. **THE 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 is not 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 is not 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 is only liable 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 does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
 - e. The Company is not liable for the content of the Transaction Identification Data, if any.
 - f. The Company is not 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. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

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PRELIMINARY TITLE

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- 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 under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. 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 IS 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 closing, settlement, escrow, or any other purpose.

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. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitration matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election 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 www.alta.org/arbitration.

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