

American Land Title Association



# Chicago Title Insurance Company

Providing Title Related Services Since 1847

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy/ies of title insurance, as identified in Schedule A (which policy or policies cover title risks and are subject to the Exclusions from Coverage and the Conditions and Stipulations as contained in said policy/ies) in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedules A and B hereof and to the "American Land Title Association Commitment - 1966" Conditions and Stipulations which are hereby incorporated by reference and made a part of this Commitment. A complete copy of the Commitment Conditions and Stipulations is available upon request and include, but are not limited to, the proposed Insured's obligation to disclose, in writing, knowledge of any additional defects, liens, encumbrances, adverse claims or other matters which are not contained in the Commitment; provisions that the Company's liability shall in no event exceed the amount of the policy/ies as stated in Schedule A hereof, must be based on the terms of this Commitment, shall be only to the proposed Insured and shall be only for actual loss incurred in good faith reliance on this Commitment; and provisions relating to the General Exceptions, to which the policy/ies will be subject unless the same are disposed of to the satisfaction of the Company.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by issuance of a revised Commitment.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

This Commitment is based upon a search and examination of Company records and/or public records by the Company. Utilization of the information contained herein by an entity other than the Company for the purpose of issuing a title commitment or policy or policies shall be considered a violation of the proprietary rights of the Company of its search and examination work product.

This commitment shall not be valid or binding until signed by an authorized signatory.

Issued By:

CHICAGO TITLE INSURANCE COMPANY  
201 NORTH NEIL STREET  
CHAMPAIGN, IL 61820

Refer Inquiries To:  
(217)356-0501

Fax Number:  
(217)351-2982



CHICAGO TITLE INSURANCE COMPANY

By

*Henry S. Gery*

Authorized Signatory

Commitment No.:

000819125

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

YOUR REFERENCE: 3611 N. Staley/Colwell Systems/Patterson ORDER NO.: 1253 000819125 CHA

EFFECTIVE DATE: SEPTEMBER 24, 2003

1. POLICY OR POLICIES TO BE ISSUED:

OWNER'S POLICY: ALTA OWNERS 1992  
AMOUNT: \$1,000.00  
PROPOSED INSURED: To Come.

2. THE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS COMMITMENT AND COVERED HEREIN IS A FEE SIMPLE UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST IN SAID LAND IS AT THE EFFECTIVE DATE VESTED IN:

Patterson Dental Supply, Inc., a Minnesota corporation

4. MORTGAGE OR TRUST DEED TO BE INSURED:

NONE

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1253 000819125 CHA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

Tract 1:

The North 450 feet of the West 580 feet of the East 1544 feet of the South Half of the Southeast Quarter of Section 29, Township 20 North, Range 8 East of the Third Principal Meridian, in Champaign County, Illinois.

Tract 2:

The North 400 feet of the East 914 feet of the South Half of the Southeast Quarter of Section 29, Township 20 North, Range 8 East of the Third Principal Meridian, in Champaign County, Illinois.

Tract 3:

The South 50 feet and the West 50 feet of the North 450 feet of the East 964 feet of the South Half of the Southeast Quarter of Section 29, Township 20 North, Range 8 East of the Third Principal Meridian, in Champaign County, Illinois.

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B

ORDER NO.: 1253 000819125 CHA

**GENERAL EXCEPTIONS**

The owner's policy will be subject to the following exceptions:

- (1) rights or claims of parties in possession not shown by the public records;
- (2) encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises;
- (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.

**SCHEDULE B**

Schedule B of the policy or policies to be issued will not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of those matters appearing on the commitment jacket, the applicable General Exceptions (see above), and, if an owner's policy is to be issued, the encumbrance, if any, shown in Schedule A, and exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective 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. An ALTA Loan Policy will be subject to the following exceptions (a) and (b), in the absence of the production of the data and other essential matters described in our Form 3735:
  - (a) 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;
  - (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 which has or may become superior to the lien of said mortgage before the disbursement of the entire proceeds of the loan.

- A 3. Taxes for the year 2002 in the amounts shown below, which are paid in full.

Taxes for the year 2003, which are a lien although not due & payable.

\$529.38, Hensley Township, 12-14-29-400-007, Tax Code 9.  
(Tract 1) (assessed to 6.20 acres)

\$32,861.12, Hensley Township, 12-14-29-400-003, Tax Code 9.  
(Tracts 2 and 3) (assessed to 9.96 acres)

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO.: 1253 000819125 CHA

- B 4. The land lies within the boundaries of Fountain Head Drainage District and is subject to assessments thereunder.
- C 5. Rights of way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.
- D 6. Rights of the public, the State of Illinois and the municipality in and to that part of the land taken or used for road purposes, including but not limited to that part dedicated to the State of Illinois by document recorded December 27, 1973 in book 1021 at page 457 as document no. 73R 18694.
- E 7. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- F 8. Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded March 2, 1971 in book 946 at page 359 as document no. 71R 2260, affecting part of the East Half of the Southeast Quarter of Section 29.
- G 9. Easement in favor of Illinois Power Company, and its successors and assigns, and the provisions relating thereto contained in the grant recorded January 21, 1975 in book 1046 at page 151 as document no. 75R 946, affecting a strip of land lying East of a line 22 feet West of and parallel to the westerly right of way line of County Highway 57 in Sections 29 and 32.
- H 10. We should be furnished a copy of the resolutions of the directors of Patterson Dental Supply, Inc. authorizing the conveyance to be insured. Said resolutions should evidence the authority of the persons executing the conveyance. If they do not, a certified copy of the corporate by-laws also should be furnished.
- If said conveyance comprises all or substantially all the corporation's assets, we also should be furnished a certified copy of the shareholder/member resolutions which authorize said conveyance. This commitment is subject to such further exceptions, if any, as may be deemed necessary after our review of these materials.
- I 11. We should be furnished a current certificate of good standing from the Secretary of State for Patterson Dental Supply, Inc., a corporation of Minnesota.
- J 12. Copies of this commitment have been furnished to:  
Coldwell Banker.

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B (CONTINUED)

ORDER NO.: 1253 000819125 CHA

K 13. Please refer inquiries regarding this order to Barbara Bailey at  
(217)356-0501.

\*\*\*END\*\*\*



OFFICE: 01253  
ORDER NUMBER: 000819125  
ACCOUNT NUMBER: 0043057-000

ESCROW NUMBER:  
CONTRACT NUMBER:

Coldwell Banker Devonshire  
2506 Galen Drive  
Champaign, IL 61821

DATE ORDER RECEIVED: 09/03/03  
REFER INQUIRIES TO:  
CHAMPAIGN OFFICE  
(217) 356-0501  
BAB

ATTENTION: Nancy Sullivan

SELLER/OWNER: Patterson Dental Supply, Inc.  
PROPERTY ADDRESS: 3611 N. Staley Road  
CUSTOMER REFERENCE: 3611 N. Staley/Colwell Systems/Patterson

POLICIES APPLIED FOR: ALTA OWNERS 1992 \$ 1,000.00

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RESPA LINE	DESCRIPTION OF ITEMS	
1103	Service/Work Charge	150.00
	TOTAL CUSTOMARY SELLER/OWNER CHARGES:	150.00
	TOTAL INVOICE:	150.00
	MISCELLANEOUS DEBITS:	.00
	PAYMENTS/CREDITS:	.00
	NET AMOUNT DUE:	150.00

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ACCOUNT NUMBER: 0043057-000 ORDER NUMBER: 000819125 NET AMOUNT DUE: 150.00

01253: 150.00

Thank you for placing your order with Chicago Title.  
Please return a copy with remittance to:  
Champaign Office  
201 North Neil Street  
Champaign, IL 61820