

ZELLE TITLE COMPANY
1233 Henrietta, P.O. Box 9800
Springfield, Illinois 62791
217/789-6161 217/789-6169 (FAX)

February 26, 2007

Jeff Tock, Esq.

via email jtock@htr-law.com

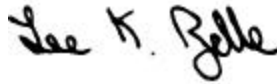
File Number: 604-27980
Property: Lot 2 Oakbrook Estates Plat 2, Chatham
Purchaser: Eldorado Partners

Please find enclosed Amended Commitment Number 604-27980CT for the above transaction, along with the following documents:

1. Amended Statement for services rendered.

Please call us if we may be of any further assistance to you on this or other transactions.

Cordially,



Lee K. Zelle

enc.

cc: Mary Ann Pankau, Busey Bank, via email mpankau@busey.com
Tim Harrington, Coldwell Banker Commercial, via email tph@devonshire-realty.com
Closing Officer - Zelle Title Company

closers@zelletitle.com

searchers@zelletitle.com

orders@zelletitle.com

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Property: Lot 2 Oakbrook Estates Plat 2, Chatham
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AMENDED STATEMENT FOR SETTLEMENT SERVICES

SELLER'S CHARGES

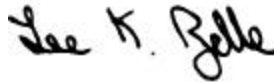
Owners Policy (\$281,271.00)	
..Premium (\$281,271.00)	281.27
Initial Search, Exam & Deed	83.00
Additional Search	50.00
TOTAL SELLER'S CHARGES.....	\$414.27

BUYER'S CHARGES

Simultaneous Loan Policy (\$281,271.00)	50.00
Post-closing Search	65.00
TOTAL BUYER'S CHARGES.....	\$115.00

TOTAL INVOICE AMOUNT \$529.27

Cordially,



Lee K. Zelle

cc: Mary Ann Pankau, Busey Bank, via email mpankau@busey.com
Tim Harrington, Coldwell Banker Commercial, via email tph@devonshire-realty.com
Closing Officer - Zelle Title Company

ZELLE TITLE COMPANY

AMENDED COMMITMENT FOR TITLE INSURANCE

File Number:

604-27980

Commitment Number:

604-27980CT

Effective Date:

February 13, 2007

SCHEDULE A

1. Owners Policy to be issued:

Proposed Insured:

Amount: \$ 281,271.00

Eldorado Partners, an Illinois General Partnership

Loan Policy to be issued:

Amount: \$ 281,271.00

Proposed Insured:

Busey Bank, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the land described or referred to in this commitment is a fee simple estate and title thereto is at the effective date hereof vested in:

Phoenix Grove Ventures, LLC, an Illinois Limited Liability Company

3. The land referred to in this commitment is described as follows:

"See Attached Schedule A-1"

Issued By:

Zelle Title Company, Agent for Chicago Title Insurance Company
1233 Henrietta At South Grand West, P.O. Box 9800
Springfield, IL 62791-9800

phone: 217/789-6161
fax: 217/789-6169
e-mail: sos@zelletitle.com

ZELLE TITLE COMPANY

AMENDED COMMITMENT FOR TITLE INSURANCE

File Number: 604-27980

Lot 2 Oakbrook Estates Plat 2, Chatham

Commitment Number: 604-27980CT

Tax ID Number(s): 29-06-352-005
29-06-352-004

SCHEDULE A-1 PROPERTY DESCRIPTION

Lot Two (2) of Oakbrook Estates Subdivision, Plat No. 2.

AND

Part of Lot Six (6) in Oakbrook Estates Subdivision, Plat No. 2 as recorded as Document No. 1996R13810 in the Office of the Sangamon County Recorder of Deeds, described more particularly as follows:

Beginning at an iron pipe marking the Northeast corner of the aforementioned Lot Six (6); thence South 00 degrees 24 minutes 15 seconds East along the East line of Lot Six (6) a distance of 68.30 feet to an iron pipe; thence North 89 degrees 59 minutes 31 seconds West a distance of 194.86 feet to an iron pipe on the West line of Lot Six (6); thence North 00 degrees 29 minutes 55 seconds West along said West line a distance of 22.00 feet to an iron pipe marking the Northwest corner of Lot Six (6); thence North 76 degrees 37 minutes 23 seconds East a distance of 200.00 feet to the point of beginning.

Situated in Sangamon County, Illinois.

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GENERAL EXCEPTIONS IN POLICIES

The owners policy will be subject to the following General Exceptions: (1) Rights or claims of parties in possession not shown by the public records; (2) Encroachments, overlaps, boundary line disputes and any matter 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.

The G or H form loan policy will be subject to the foregoing General Exceptions (4) and (5), and the H form will also be subject to: Consequences of the failure of the lender to pay out properly the whole or any part of the loan secured by the trust deed or mortgage covered by the Commitment, as affecting; (a) The validity of the lien of said trust deed or mortgage; and (b) The priority of the lien over any other right, claim, lien or encumbrance which has or may become superior to the lien of said trust deed or mortgage before the disbursement of the entire proceeds of the loan.

SCHEDULE B

Schedule B of the policy or policies to be issued will contain the applicable General Exceptions (see above); and, if an owners policy is to be issued, the encumbrance, if any, shown in Schedule A; and exceptions to the following matter 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.

(Schedule B continued)

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SCHEDULE B (continued)

3. Taxes for 2006 and subsequent years. PIN(S): 29-06-352-005, 29-06-352-004. County records show 2005 taxes in the amount of \$50.56 and \$68.70 as paid. (NOTE: 29-06-352-004 affects premises in question and other land.)
4. Rights of the Public, the State of Illinois, the County, the Township and the Municipality in and to that part of the premises in question taken, used or dedicated for roads or highways.
5. Rights of way for drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.
6. Restrictions, covenants and conditions contained in an instrument or instruments recorded on December 22, 1994 as Document No. 94-50427 and recorded May 31, 1995 as Document No. 95-16605 and recorded May 18, 2001 as Document No. 2001R22928, relating to the use of the premises and/or the use, cost, character and location of improvements and membership in homeowner's association, if applicable; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state law or federal laws, except to the extent that said covenant or restriction is permitted by applicable law. For further details, see Record. (Violation of these restrictions will not cause a forfeiture or reversion.)
7. Building set back lines, utility and drainage easements and access limitations as shown on the Plat of Subdivision.
8. Subject to a joint easement for access as shown on the Plat of Subdivision.
9. Mortgage dated October 30, 1998 and recorded November 6, 1998 as Document No. 98-58696 executed by Phoenix Grove Ventures, LLC in favor of Mercantile Bank of Illinois in the original principal amount of \$1,600,000.00. This mortgage was modified by instrument recorded as Document No. 1999R57796. (Affects premises in question and other land.)
10. Potential Liens for labor and materials for new construction. We should be provided a Contractor's Affidavit and Lien Waivers upon completion of construction.
11. Terms, provisions and limitations of the partnership agreement for Eldorado Partners.
12. Rights of Thomas E. Harrington, Jr. and Timothy P. Harrington, partners composing the firm of Eldorado Partners and of all persons claiming thereunder.
13. Upon a mortgage of the land, we should be supplied with satisfactory proof of compliance with the terms of the agreement governing Eldorado Partners, partnership and this Commitment is subject to such further exceptions, if any, we may then deem necessary.

Zelle Title Company, Agent for
Chicago Title Insurance Company

By Lee K. Zelle

PO Box 9800, Springfield, IL 62791

COMMITMENT FOR TITLE INSURANCE

ZELLE TITLE COMPANY

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SCHEDULE B (continued)

14. Recordation of the Deed and transfer of insurable title to purchaser is subject to filing an acceptable Plat Act Affidavit showing compliance with the requirements of the Illinois Plat Act.

NOTE: Upon receipt of executed ALTA Statement and other requested clearance documentation, a Comprehensive (ALTA) Endorsement will be included with the final Loan Policy.

Zelle Title Company, Agent for
Chicago Title Insurance Company

By Lee K. Zelle

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"EXHIBIT A"
PROPERTY LEGAL DESCRIPTION

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Tax ID Number(s): 29-06-352-005 29-06-352-004

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