Chicago Title and Trust Company

5 Westbrook Corporate Center, Suite 100, Westchester, IL 60154 Phone: (708)409-9039 | FAX: (708)409-9914

MASTER STATEMENT

Settlement Date: September 22, 2017 Disbursement Date: September 22, 2017 Escrow Number: 17PSA361246LP

Escrow Officer: Lisa Rizzo

Borrower: Scott Leonhardt 7N216 Parkside Ave

Itasca, IL 60143

Seller: Alice L. Leonhardt, as Trustee of The Alice L. Leonhardt Revocable Trust U/A/D February 26,

7N216 Parkside Ave Itasca, IL 60143

Property: 7N216 Parkside Ave

Itasca, IL 60143

Parcel ID(s): 03-05-404-006-0000

Lender: JPMorgan Chase Bank, N.A.

	CTII	ED			BORROWER			
\$	SELL DEBITS	.ER \$	CREDITS		\$	DEBITS	\$	CREDITS
Ψ	DEBITO	Ψ_	01120110	FINANCIAL CONSIDERATION				
			215,000.00	Sale Price of Property		215,000.00		
				Deposit or earnest money				2,000.0
				Retained by Doug Forst				
				Loan Amount		s.		204,250.0
				NEW LOAN CHARGES - JPMorgan Chase Bank,				
				Total Loan Charges: \$1,455.16				4.004.5
				Lender Credits				1,264.3
				Process/Underwriting		595.00		
				Tax Service Fee		67.00		
				\$20.00 paid outside closing by Borrower		0.00		
				Appraisal Fee to Solidifi National Appraisal		0.00		
				Services \$480.00 paid outside closing by Borrower				
		×		Flood Cert. to CoreLogic FLood Services		11.00		
						188.82		
			and the second	Prepaid Interest \$20.98000 per day from 09/22/17 to 10/01/17				
				JPMorgan Chase Bank, N.A.				
				Homeowner's Insurance		219.33		
				3.000 Months at \$73.11 per Month				
				Property Taxes		2,184.36		
				4.000 Months at \$546.09 per Month		84		546.
				Aggregate Adjustment				540.
				TITLE & ESCROW CHARGES				
				ALTA 22-06 - Location to Chicago Title Company,		0.00		
				LLC		175.00		
				ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) to Chicago Title Company, LLC		***************************************		
				Title - Chain of Title 24 Month to HK Title, LLC		250.00		
	125.00			Title - Commitment Update Fee to HK Title, LLC				

MASTER STATEMENT - Continued

			BORROWER		
SELLER	aneniro	\$	DEBITS \$	CREDITS	
DEBITS \$	CREDITS	TITLE & ESCROW CHARGES (continued)			
		Title - CPL Fee to Buyer to Chicago Title Insurance	25.00		
		Company			
		Title - CPL Fee to Lender to Chicago Title	25.00		
		Insurance Company			
50.00		Title - CPL Fee to Seller to Chicago Title Insurance Company			
		Title - E Recording and Service Fees to Chicago Title Company, LLC	10.00		
		Title - Email Package Fee to Chicago Title	40.00		
		Company, LLC	1,325.00		
		Title - Escrow Fees to Chicago Title Company,	1,323.00		
		LLC	500.00		
		Title - Lender's Title Insurance to HK Title, LLC	25.00		
		Title - Overnight/Express Delivery Service Fee to Chicago Title Company, LLC			
		Title - Policy Update Fee to HK Title, LLC	125.00		
		Title - State of Illinois Policy Registration Fee to	3.00		
3.00		Chicago Title Company, LLC			
40.00		Title - Wire Fee to Seller to Chicago Title and Trust			
		Company	40.00		
		Title - Wire Transfer Service Fee to Chicago Title and Trust Company			
1,740.00		Title - Owner's Title Insurance to HK Title, LLC			
800 * 0000 5000		Policies to be issued:			
		Owners Policy Coverage: \$215,000.00 Premium: \$1,740.00 Version: ALTA Owner's Policy 2006			
		Loan Policy Coverage: \$204,250.00 Premium: \$500.00			
		Version: ALTA Loan Policy 2006 GOVERNMENT CHARGES			
		Pacarding Fees	93.00		
		Deed \$53.00			
		Mortgage/Deed of Trust			
107.50		County Transfer Tax to Chicago Title Company, LLC			
215.00		State Transfer Tax to Chicago Title Company, LLC			
_,,,,,		MISCELLANEOUS CHARGES	2.00		
		Homeowner's Insurance Premium	0.00		
		\$877.35 paid outside closing by Borrower			
		12 months	550.00		
		Buyers Atty Fee to Douglas R. Forst, Ltd.			
600.00		Seller's Atty Fee to Real Law Group Survey Fee to Michael J Emmert Surveys Inc			
450.00		Survey Fee to Michael J Eniment Guiveys	221,451.51	208,060.	
3,330.50	215,000	.00 Subtotals	221,701.01	13,391.	
		Balance Due FROM Borrower			
211,669.50		Balance Due TO Seller	221,451.51	221,451.	
215,000.00	215,000	0.00 TOTALS			

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement. BORROWER:

SELLER:

Alice L. Leonhardt, as Trustee of The Alice L. Leonhardt Revocable Trust U/A/D February 26, 2017

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To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Title and Trust Company

Settlement Agent