

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

Settlement Date: September 22, 2017  
Disbursement Date: September 22, 2017

Escrow Officer: Lisa Rizzo

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

**Property:** 7N216 Parkside Ave  
Itasca, IL 60143  
Parcel ID(s): 03-05-404-006-0000

**Lender:** JPMorgan Chase Bank, N.A.  
**Loan Number:** 1606663729

125.00

## MASTER STATEMENT - Continued

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
			<b>TITLE &amp; ESCROW CHARGES (continued)</b>
		25.00	Title - CPL Fee to Buyer to Chicago Title Insurance Company
		25.00	Title - CPL Fee to Lender to Chicago Title Insurance Company
50.00			Title - CPL Fee to Seller to Chicago Title Insurance Company
		10.00	Title - E Recording and Service Fees to Chicago Title Company, LLC
		40.00	Title - Email Package Fee to Chicago Title Company, LLC
		1,325.00	Title - Escrow Fees to Chicago Title Company, 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
		125.00	Title - Policy Update Fee to HK Title, LLC
3.00		3.00	Title - State of Illinois Policy Registration Fee to 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
			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
			<b>GOVERNMENT CHARGES</b>
		93.00	Recording Fees
		\$40.00	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
			<b>MISCELLANEOUS CHARGES</b>
		0.00	Homeowner's Insurance Premium
			\$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
450.00			Survey Fee to Michael J Emmert Surveys Inc
3,330.50	215,000.00	221,451.51	<b>Subtotals</b>
			<b>Balance Due FROM Borrower</b>
			<b>Balance Due TO Seller</b>
211,669.50		221,451.51	<b>TOTALS</b>
215,000.00	215,000.00		

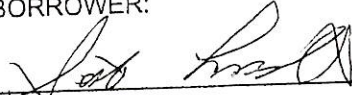
MASTER STATEMENT - Continued

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.

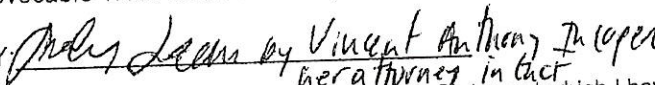
SELLER:

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

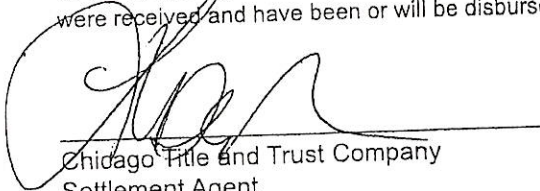
BORROWER:

  
Scott Leonhardt

BY:

  
*her attorney in fact*

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.

  
Chicago Title and Trust Company  
Settlement Agent