

# Fidelity National Title Company, LLC

3948 N. Ashland Ave, Chicago, IL 60613  
Phone: (773)549-1100 | Fax: (773)549-2041

## MASTER STATEMENT

**Settlement Date:** May 29, 2024  
**Disbursement Date:** May 29, 2024

**Escrow Number:** CH24006914  
**Escrow Officer:** Claudia Brad  
**Email:** Claudia.Brad@fnf.com

**Borrower:** Anthony Nguyen and Anna C Luangxaysana  
5741 W. Lawrence Ave, Unit 2  
Chicago, IL 60630

**Seller:** William Andrew Lindsay  
5128 W. Henderson St  
Chicago, IL 60641

**Property:** 5128 W. Henderson St  
Chicago, IL 60641  
Parcel ID(s): 13-21-408-026-0000

**Lender:** Guaranteed Rate, Inc ISAOA/ATIMA  
3940 N. Ravenswood Ave.  
Chicago, IL 60613  
**Loan Number:** 244858999

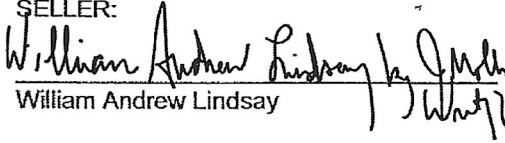
SELLER			BORROWER		
\$	DEBITS	\$ CREDITS	\$	DEBITS	\$ CREDITS
		<b>FINANCIAL CONSIDERATION</b>			
		470,000.00 Sale Price of Property	470,000.00		
		Deposit or earnest money			23,000.00
		Retained by Coldwell Banker Residential Brokerage (\$14,940.00)			
		Loan Amount			446,500.00
11,000.00		Seller Credit			11,000.00
		<b>PRORATIONS/ADJUSTMENTS</b>			
1,816.57		County Taxes 2024 01/01/24 to 05/29/24			1,816.57
2,216.22		County Taxes 2023 0701/23 to 12/31/23			2,216.22
80.65		Rent - Unit 1			80.65
70.97		Rent - Unit 2			70.97
58.06		Rent - Unit 3			58.06
		<b>NEW LOAN CHARGES - Guaranteed Rate, Inc ISAOA/ATIMA</b>			
		<b>Total Loan Charges: \$4,332.37</b>			
		Application Fee to Guaranteed Rate, Inc ISAOA/ATIMA			
		\$150.00 paid outside closing by Borrower			
		Lender Fee to Guaranteed Rate, Inc ISAOA/ATIMA	1,490.00		
		Appraisal Fee to Nina Owens			150.00
		\$785.00 paid outside closing by Borrower			
		Credit Report Fee to Informative Research			
		\$50.00 paid outside closing by Borrower			
		Credit Technology to Informative Research	150.00		
		Tax Service to CoreLogic	68.00		
		Prepaid Interest to Guaranteed Rate, Inc ISAOA/	275.25		



SELLER			BORROWER				
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
			Policies to be issued: Owners Policy Coverage: \$470,000.00      Premium: \$2,590.00 Version: ALTA Owner's Policy 2021 Loan Policy Coverage: \$446,500.00      Premium: \$575.00 Version: ALTA Loan Policy 2021				
			<b>GOVERNMENT CHARGES</b>				
			Recording Fees to Fidelity National Title Company, LLC		214.00		
			Deed \$107.00				
			Mortgage \$107.00				
1,410.00			City Transfer Tax to MYDEC Chicago Transfer Stamps		3,525.00		
235.00			County Transfer Tax (\$235.00) to MYDEC Cook County Transfer Stamps				
470.00			State Transfer Tax to MYDEC Cook County Transfer Stamps				
			<b>PAYOFFS</b>				
298,402.92			Payoff of First Mortgage Loan to PennyMac				
			Total Payoff 298,402.92				
6,603.60			Payoff of Second Mortgage Loan to HUD				
			Total Payoff 6,603.60				
			<b>MISCELLANEOUS CHARGES</b>				
			Homeowner's Insurance Premium to Allstate 12 months \$1,783.07 paid outside closing by Borrower				
			Buyer Attorney Fee to Curington Law, LLC		650.00		
14,940.00			Commission - Listing Broker to Coldwell Banker Residential Brokerage				
11,130.00			Commission - Selling Broker to Dream Town Realty				
800.00			Seller Attorney Fee to J. Molly Wretzky				
75.00			Service fee to Clas Clerking				
316.70			Water Bill to Clas Clerking				
170.00			Zoning Cert to Clas Clerking				
352,688.69	470,000.00		<b>Subtotals</b>		482,851.55		485,189.65
117,311.31			<b>Balance Due TO Seller/Borrower</b>		2,338.10		
470,000.00	470,000.00		<b>TOTALS</b>		485,189.65		485,189.65

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:

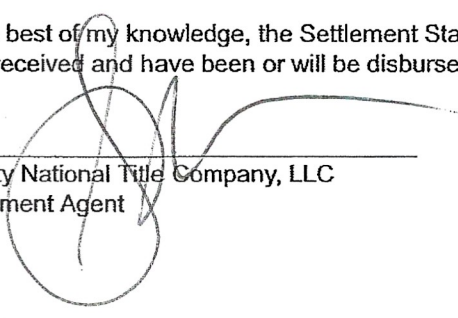
  
William Andrew Lindsay

BORROWER:

\_\_\_\_\_  
Anthony Nguyen

\_\_\_\_\_  
Anna C Luangxaysana

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.

  
\_\_\_\_\_  
Fidelity National Title Company, LLC  
Settlement Agent

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:

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William Andrew Lindsay

BORROWER:

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Anthony Nguyen

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Anna C Luangxaysana

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Fidelity National Title Company, LLC  
Settlement Agent