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

Escrow Number: CH24006914
Escrow Officer: Claudia Brad

Disbursement Date: May 29, 2024

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

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|-----------|----------|------------|--|--------|---------------|----|-------------|--|
| \$ DEBITS | \$ | CREDITS | | \$ | DEBITS | \$ | CREDITS | |
| | | | FINANCIAL CONSIDERATION | | | | | |
| | | 470,000.00 | Sale Price of Property | 4 | 70,000.00 | | | |
| | | | Deposit or earnest money Retained by Coldwell Banker Residential Brokerage (\$14,940.00) | | | | 23,000.00 | |
| | | | Loan Amount | | | | 446,500.00 | |
| 11,000.00 | | | Seller Credit | | | | 11,000.00 | |
| | | | PRORATIONS/ADJUSTMENTS | | | | | |
| 1,816.57 | <u>'</u> | | County Taxes 2024 01/01/24 to 05/29/24 | | | | 1,816.57 | |
| 2,216.22 | 2 | | County Taxes 2023 0701/23 to 12/31/23 | | | | 2,216.22 | |
| 80.65 | 5 | | Rent - Unit 1 | | | | 80.65 | |
| 70.97 | , | | Rent - Unit 2 | | | | 70.97 | |
| 58.06 | 3 | | Rent - Unit 3 | | | | 58.06 | |
| | | | NEW LOAN CHARGES - Guaranteed Rate, Inc ISAOA/ATIMA Total Loan Charges: \$4,332.37 | | | | | |
| | | v | 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 \$785.00 paid outside closing by Borrower | | | | 150.00 | |
| | | | 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 | | | |

| | LLER | | | BORRO | WEF | 2 |
|--------------|------|---------|--|--------------|-----|---------|
| \$ DEBITS | \$ | CREDITS | | \$ DEBITS | \$ | CREDITS |
| | | , | NEW LOAN CHARGES - Guaranteed Rate, Inc ISAOA/ATIMA Total Loan Charges: \$4,332.37 ATIMA | | | |
| | | Þ | \$91.75 per day from 05/29/24 to 06/01/24 Guaranteed Rate, Inc ISAOA/ATIMA Homeowner's Insurance to Guaranteed Rate, Inc | 445.77 | | |
| | | | ISAOA/ATIMA 3.000 Months at \$148.59 per Month | 445.77 | | |
| | | , | Property Taxes to Guaranteed Rate, Inc ISAOA/ ATIMA | 2,350.53 | | |
| | | | 7.000 Months at \$335.79 per Month Aggregate Adjustment to Guaranteed Rate, Inc ISAOA/ATIMA | | | 297.18 |
| | | 12 | TITLE & ESCROW CHARGES | | | |
| | | | ALTA 8.1 - Environmental Protection Lien 2021 to J. Molly Wretzky / FNT | 185.00 | | |
| | | | ALTA 9-06 - Restrictions, Encroachments, Minerals to J. Molly Wretzky / FNT | 185.00 | | |
| | | | Title - Chain of Title 24 Month to J. Molly Wretzky | 250.00 | | |
| 150.00 | | | Title - Commitment Update Fee to J. Molly Wretzky | | | |
| | | | Title - CPL Fee to Buyer to Fidelity National Title Insurance Company | 25.00 | | |
| | | | Title - CPL Fee to Lender to Fidelity National Title Insurance Company | 25.00 | | |
| 50.00 | | | Title - CPL Fee to Seller to Fidelity National Title Insurance Company | | | |
| | | | Title - Email Package Service Fee to Fidelity National Title Company, LLC | 50.00 | | |
| | | | Title - Escrow Fees - Borrower to Fidelity National Title Company, LLC | 2,050.00 | | |
| | | | Title - ILAPLD Certificate Service Fee to Fidelity National Title Company, LLC | 60.00 | | |
| F0 00 | | | Title - Lender's Title Insurance to J. Molly Wretzky / FNT | 575.00 | | |
| 50.00 | | | Title - Overnight Delivery & Handling to Fidelity National Title Company, LLC | 50.00 | | |
| | | | Title - Policy Update Fee to J. Molly Wretzky | 150.00 | | |
| 0.00 | | | Title - Recording Service Fee to Fidelity National Title Company, LLC | 25.00 | | |
| 3.00 | | | Title - State of Illinois Policy Registration Fee to Fidelity National Title Company, LLC | 3.00 | | |
| 50.00 | | | Title - Wire Transfer Service Fee to Fidelity National Title Company, LLC | 50.00 | | |
| 2,590.00 | | | Title - Owner's Title Insurance to J. Molly Wretzky / FNT | | | |

| SEL | LER | | | | BORROWER | | |
|------------|-------|----------|---|----|------------|----|------------|
| \$ DEBITS | \$ CF | REDITS | | \$ | DEBITS | \$ | CREDITS |
| | | 7 | 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 | | | | |
| | | 1 | GOVERNMENT CHARGES | | | | |
| | | | 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 | | | | |
| | | | PAYOFFS | | | | |
| 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 | | | | i |
| | | | MISCELLANEOUS CHARGES | | | | |
| | | | 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 | 0,000.00 | Subtotals | 2 | 182,851.55 | | 485,189.65 |
| 117,311.31 | | | Balance Due TO Seller/Borrower | | 2,338.10 | I | |
| 470,000.00 | 470 | 0,000.00 | TOTALS | | 185,189.65 | | 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

William Andrew Lindsay

Why Poal

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:

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