



DE FRANCESCA LAW

Tuesday, August 29, 2023

Jonathan Ming-Wah Chan

Re: Your sale to Liang/Li  
38 Dan Leckie Way S. Unit 616, Toronto  
My File No.: 3956-02

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**TRUST LEDGER STATEMENT**

Received from purchaser on closing - Xinyun Liang and Tianwen Li		\$675,122.10
Paid legal fees and disbursements - De Francesca Law Office Professional Corporation	\$3,348.41	
Paid to you following closing - Jonathan Ming-Wah Chan	671,691.69	
Paid for registration	82.00	
	<hr/> \$675,122.10	<hr/> \$675,122.10
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**Balance of deposit in the amount of \$1,406.50 to be paid to you by Century 21 Kennect Realty Inc.**

E. & O. E.

STATEMENT OF ADJUSTMENTS

Vendor: Jonathan Ming-Wah Chan		
Purchaser: Xinyun Liang and Tianwen Li		
Property: 38 Dan Leckie Way S. Unit 616, Toronto		
Adjusted as of: September 1, 2023		
	Credit Purchaser	Credit Vendor
<b><u>SALE PRICE</u></b>		\$710,000.00
<b><u>DEPOSIT</u></b>	\$35,250.00	
<b><u>REALTY TAXES</u></b>		
2023 total taxes	\$2,338.62	
Vendor has paid	\$1,929.04	
Vendor's share for 243 days	\$1,556.94	
Credit Vendor		372.10
<b><u>COMMON EXPENSES</u></b>		
Monthly Common Expenses		
To be paid by Purchaser for month of September, 2023		
Vendor's share for 0 days	\$0.00	
No Adjustment		
<b><u>BALANCE DUE ON CLOSING</u></b>		
Payable to		
De Francesca Law Office Professional Corporation, in trust		
or as further directed	675,122.10	
E.&O.E.	\$710,372.10	\$710,372.10



DE FRANCESCA LAW

Jonathan Chan  
38 Dan Leckie Way, Unit 616  
Toronto, Ontario M5V 2V6 Canada

Statement of Account

**Date:** Aug 24/23  
**File No.:** 3956-02  
**GST No.:** 85867 3965RT0001  
**Invoice No.:** 14091

RE: Chan, Jonathan Ming Wah Sale To Liang, Xinyun & Li, Tianwen  
38 Dan Leckie Way S, Unit 616, Toronto, ON

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FOR PROFESSIONAL SERVICES RENDERED HEREIN INCLUDING:

My Fee for Sale of your property 38, Dan Leckie Way \$1900

DD/Wire Fee \$ 59.00

My Fee re Preparation & registration of Private Mortgage Charge \$599.00

MY FEES:	\$2,558.00
HST:	\$332.54

DISBURSEMENTS

Subject to HST

Facsimiles	28.00
Photocopies/Binding/Scanning	65.00
Postage	17.00
Transaction Levy	65.00
storage	52.00
Bank Charges	99.00
Travel	12.00
Search Costs *	19.43

Stationary/Supplies	32.00
Telephone	18.00
	<hr/>
	\$407.43
HST on Disbursements	\$50.44

<b>TOTAL FEES, DISBURSEMENTS AND HST:</b>	<hr/>	<b>\$3,348.41</b>
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THIS IS MY STATEMENT HEREIN  
De Francesca Law Office Professional Corporation

Paul De Francesca  
E. & O. E.



DE FRANCESCO LAW

**REMITTANCE FORM**

CLIENT REFERENCE #: 3956-02

Invoice #: 14091

Jonathan Chan  
38 Dan Leckie Way, Unit 616  
Toronto, Ontario  
M5V 2V6 Canada

AMOUNT DUE: \$3,348.41

This account is due upon receipt. Please make your cheque payable to De Francesca Law Office Professional Corporation.



# CENTURY 21

Kennect Realty Inc.

7780 Woodbine Ave. Unit 15  
Markham, Ontario L3R 2N7  
B: 905.604.6595 F: 416 849.7507

August 28, 2023

Paul DeFrancesca  
DeFrancesca Law Office  
744 Broadview Ave. Ste 100  
Toronto, ON  
M4K-2P1

Fax: (416)778-4432

Re: 38 Dan Leckie Way South Toronto 616  
Jonathan Ming Wah Chan sale to Tianwen Li ; Xinyun Liang

Closing: September 01, 2023.  
Our Trade # 20230288.

At the sale price	710,000.00
Commission payable	29,950.00
Goods & Services Tax #813616687RT	3,893.50
Less Deposit with Agreement of Purchase & Sale	35,250.00
Balance due to Vendor	- 1,406.50

If you require any further information please do not hesitate to call us.

Sincerely,  
Century 21 K Accounting Department/Deal Administrator  
Direct Line: 905.499.2816  
Email: deals.accounting@century21.ca  
E&O.E.

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