

Fidelity National Title Company, LLC

915 W 175th St, Suite 1NE, Homewood, IL 60430

Phone: (708)206-2170 | FAX: (708)206-2175

MASTER STATEMENT

Settlement Date: October 10, 2017

Disbursement Date: October 10, 2017

Borrower: Awais Sultan
1157 W VERNON PARK PL
Chicago, IL 60607

Escrow Number: OC17013303

Escrow Officer: Joanna M Janks

Seller: Sheila L Collins
7421 S. Merrill Ave
Chicago, IL 60649

Seller: Jerome Dalton
7421 S. Merrill Ave
Chicago, IL 60649

Seller: Eric Coleman
7421 S. Merrill Ave
Chicago, IL 60649

Seller: Tyrone Dalton
7421 S. Merrill Ave
Chicago, IL 60649

Seller: Robert Davenport
7421 S. Merrill Ave
Chicago, IL 60649

Property: 7421 S. Merrill Ave
Chicago, IL 60649
Parcel ID(s): 20-25-224-005-0000

Lender: HOMEBRIDGE FINANCIAL SERVICES INC.
16622 W. 159th St, SUITE 501
Prospect, IL 60441
Loan Number: 46133026
Loan Type: Conventional Uninsured

SELLER				BORROWER	
\$	DEBITS	\$	CREDITS	\$	DEBITS
FINANCIAL CONSIDERATION					
	135,000.00		Sale Price of Property		135,000.00
			Deposit or earnest money		2,500.00
			Retained by Coldwell Banker (\$2,500.00)		
			Loan Amount		186,111.00
PRORATIONS/ADJUSTMENTS					
2,226.96			County Taxes 01/01/17 to 10/10/17		2,226.96
NEW LOAN CHARGES - HOMEBRIDGE FINANCIAL					
			Total Loan Charges: \$6,031.50		
			Lender Credits		398.20
			1.213% of Loan Amount (Points)		2,257.53
			PROCESSING FEES		675.00
			REHAB FEE		600.00
			UNDERWRITING FEES		500.00
			APPRAISAL FEE to ACT APPRAISAL \$680.00 paid outside closing by Borrower		10.00
			APPRAISAL FEE to ACT APPRAISAL		375.00
			CONSULTANT FEES to REHAB ESCROW ACCOUNT		525.00
			CREDIT REPORT to CORELOGIC		27.84
			FLOOD CERTIFICATION to SERVICELINK		6.25
			TAX SERVICE to CORELOGIC		64.00
			Prepaid Interest \$28.43000 per day from 10/10/17 to 11/01/17 HOMEBRIDGE FINANCIAL SERVICES INC.		625.46
			Homeowner's Insurance 3.000 Months at \$78.83 per Month		236.49
			Property Taxes 6.000 Months at \$168.49 per Month		1,010.94
			Aggregate Adjustment		483.81

MASTER STATEMENT - Continued

SELLER		BORROWER	
\$ DEBITS	\$ CREDITS	\$ DEBITS	\$ CREDITS
TITLE & ESCROW CHARGES			
	ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) to Fidelity National Title Company, LLC		175.00
	ALTA 9-06 - Restrictions, Encroachments, Minerals to Fidelity National Title Company, LLC		175.00
	Title - Chain of Title 24 Month to Fidelity National Title Company, LLC		250.00
125.00	Title - Commitment Update Fee to Fidelity National Title Company, LLC		
	Title - CPL Fee to Buyer to Fidelity National 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		40.00
	Title - Escrow Fees - Borrower to Fidelity National Title Company, LLC		1,275.00
	Title - IL APLD Certificate Service Fee to Fidelity National Title Company, LLC		50.00
	Title - Lender's Title Insurance to Dale Anderson & Associates Ltd / FNT		500.00
	Title - Overnight Delivery & Handling to Fidelity National Title Company, LLC		40.00
	Title - Policy Update Fee to Fidelity National Title Company, LLC		125.00
	Title - Recording Service Fee to Fidelity National Title Company, LLC		15.00
3.00	Title - State of Illinois Policy Registration Fee to Fidelity National Title Company, LLC		3.00
50.00	Title - Tax Payment Processing Fee to Fidelity National Title Company, LLC		
80.00	Title - Water Cert Processing-Handling to Fidelity National Title Company, LLC		
40.00	Title - Wire Transfer Service Fee to Fidelity National Title Company, LLC		40.00
80.00	Title - Zoning Cert Processing-Handling to Fidelity National Title Company, LLC		
1,700.00	Title - Owner's Title Insurance to Dale Anderson & Associates Ltd / FNT		
	SE 287 - Policy Modification 4 to Fidelity National Title Company, LLC		0.00
300.70	Title - Water Cert to Water Certifications		0.00
120.00	Title - Zoning Cert to City Of Chicago Dept Of Zoning		
	Policies to be issued:		
	Owners Policy		
	Coverage: \$135,000.00 Premium: \$1,700.00		
	Version: ALTA Owner's Policy 2006		
	Loan Policy		
	Coverage: \$186,111.00 Premium: \$500.00		
	Version: ALTA Loan Policy 2006		
GOVERNMENT CHARGES			
	Recording Fees		198.00
405.00	City Transfer Tax to MYDEC Chicago Transfer Stamps		1,012.50
67.50	County Transfer Tax to MYDEC Cook County Transfer Stamps		
135.00	State Transfer Tax to MYDEC Cook County Transfer Stamps		
MISCELLANEOUS CHARGES			
	ARCHITECTURAL AND ENGINEERING FEE to HOMEBRIDGE FINANCIAL SERVICES INC.		3,000.00
	INSPECTIONS AND TITLE to HOMEBRIDGE FINANCIAL SERVICES INC.		1,030.00

MASTER STATEMENT - Continued

SELLER		BORROWER	
\$ DEBITS	\$ CREDITS	\$ DEBITS	\$ CREDITS
MISCELLANEOUS CHARGES (continued)			
	Homeowner's Insurance Premium to State Farm Insurance Company 12 months		945.96
2,818.38	1st and 2nd of 2016 taxes w/pen + \$7.00 dup tax bill to Cook County Treasurer		
	Buyer Attorney Fee to Patricia Gutierrez Pascual	450.00	
5,062.50	Commission to BRADLEY MYLES REALTY		
3,037.50	Commission to Coldwell Banker		
	PERMITS to HOMEBRIDGE FINANCIAL SERVICES INC.	700.00	
1,350.00	Possession Escrow to Patricia Gutierrez Pascual		
950.00	Seller attorney Fee to Dale Anderson & Associates Ltd		
395.00	Survey to Streamline Survey, Inc		
	COSTS OF REPAIRS to HOMEBRIDGE FINANCIAL SERVICES INC.	71,000.00	
	CINTINGENCY RESRVCS to HOMEBRIDGE FINANCIAL SERVICES INC.	7,100.00	
18,996.54	135,000.00 Subtotals	230,087.97	191,719.97
	Balance Due FROM Borrower		38,368.00
116,003.46	Balance Due TO Seller		
135,000.00	135,000.00 TOTALS	230,087.97	230,087.97

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:

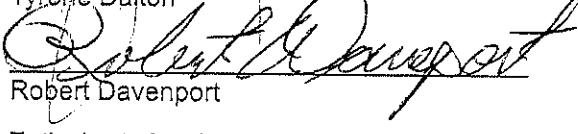
BORROWER:

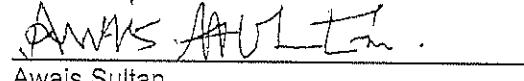

Sheila L Collins


Jerome Dalton


Eric Coleman


Tyrone Dalton


Robert Davenport


Awais Sultan

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