

Client identifiers, contact details, payment references and signatures redacted where present.

MASTER STATEMENT

Lender:

Parcel ID(s): 11-09-406-011

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Arlington - final sale settlement

Original source excerpt | original page 3 | Signed original; May 15, 2024
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MASTER STATEMENT - Continued			
SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
			GOVERNMENT CHARGES
			Recording Fees to Lake County Recorder
			Mortgage \$70.00
			Deed \$70.00
212.50			County Transfer Tax (\$212.50) to Chicago Title Company, LLC
425.00			State Transfer Tax to Chicago Title Company, LLC
			MISCELLANEOUS CHARGES
3,085.63			
11,615.00			Broker Commission to eXp Realty, LLC
10,130.00			Broker Commission to Keller Williams North Shore West
			Buyer Attorney Fee to Quick Law
5.00			Duplicate Tax Bill Fee to Lake County Collector
3,200.00			Furniture Avenue (staging of furniture) to Amal Dajani
750.00			Seller Attorney Fee to Thakrar & Associate PC
53.15			Water Bill to Lake COunty Public Works
			Grant
39,276.71	425,000.00		Subtotals
			Balance Due FROM Borrower
385,723.29			Balance Due TO Seller
425,000.00	425,000.00		TOTALS

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.

To the best of
were received

a Settlement Statement which I have prepared is a true and accurate account of the funds which
will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title
Settlement Agent

by _____

Certification text

Transcribed here where signature redaction obscures the original wording.

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

DISCLOSURE STATEMENT
CONTROLLED BUSINESS ARRANGEMENT
(By a Producer of Title Insurance Business or Associate thereof)

This Disclosure is made to: (check one or both) ☒ Seller/Owner ☒ Buyer

Seller Name

Buyer Name

Regarding the Property located at: 16059 W Arlington Dr, Libertyville, Illinois 60048

For the Title Insurance Company, Title Insurance Agent, and/or Escrow Agent: Chicago Title and Trust Company

In connection with the property described above, the undersigned has recommended, or is about to recommend, the above named title insurance company, title agent, and/or escrow agent to the above named party(ies) to provide title insurance and/or escrow services.

The undersigned producer has a financial interest in the above named company/business, or is an associated of the party or entity which has said financial interest and therefore, makes, or has made, the following estimate of the fees and charges that are known and which will be made in connection with the recommended title and/or escrow services.

Only those charges which may be paid by the party(ies) to whom this disclosure is made, are (were) disclosed herein. If there are additional parties who choose to utilize services from the above named company/business, there may be additional charges for those services.

Owner's Title Policy:	Per Invoice
Mortgage Title Policy:	Per Invoice
Second Mortgage Title Policy:	\$ 0.00
Escrow or Closing Fee:	Per Invoice
Closing Protection Letter Fee:	See Invoice
Other Fees:	See Invoice
Total Estimated Charges:	See Invoice

* These estimated figures include all charges/services such as title search, title examination, title insurance premiums, and final issuance of Policy(ies). These estimates may be revised if any unusual circumstances occur, unusual risks are "insured over", and/or lenders require special endorsements which extends their coverage.

You are not required to use Chicago Title and Trust Company (name of provider) as a condition for, settlement of your loan on, or purchase, sale or refinance of the subject property. There are frequently other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

The undersigned does hereby certify that the above disclosure was made to the above named party(ies) on the date stated below.
Signature of Producer:

ACKNOWLEDGEMENT

I/We have read this Disclosure form and understand that Thakrar & Associates, PC (referring party) is referring me/us to purchase the above described settlement services from Chicago Title and Trust Company (provider receiving referral) and may receive a financial or other benefit

Seller/Owner

Buyer:

4/10/24
05/15/2024
5-15-2024
5/15/24