

File No./Escrow No.: 190130400443  
 Print Date & Time: 03/21/19 4:13 PM  
 Officer/Escrow Officer:  
 Settlement Location: Jon L. Beermann  
 728 Florsheim Drive  
 Libertyville, IL 60048

Jon L. Beermann  
 ALTA Universal ID: 1128346  
 728 Florsheim Drive  
 Libertyville, IL 60048

**Property Address:** 361 Minuet Circle Volo, IL 60073  
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 Volo, IL 60073

**Buyer:** Steven A. Block and Megan K. Block  
 888 Bristol Drive  
 Barrington, IL 60010

**Seller:** Liv K. Grossman and Eric L. Grossman  
 361 Minuet Cir  
 Volo, IL 60073

**Lender:** Inland Bank and Trust

**Settlement Date:** 03/22/2019  
**Disbursement Date:** 03/22/2019  
**Additional dates per state requirements:**

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	\$265,000.00	Sale Price of Property	\$265,000.00	
		Deposit		\$3,000.00
		Loan Amount		\$212,000.00
		<b>Prorations/Adjustments</b>		
\$500.00		Closing Cost Credit		\$500.00
\$12,264.49		County Property Tax 2018 from 01/01/2018 thru 12/31/2018		\$12,264.49
\$2,851.31		County Property Tax 2019 from 01/01/2019 thru 03/22/2019		\$2,851.31
	\$5.92	HOA 3/23-3/31/19	\$5.92	
		<b>Loan Charges to Inland Bank and Trust</b>		
		Origination Fee	\$1,190.00	
		Prepaid Interest (\$31.95 per day from 03/22/2019 to 04/01/2019)	\$319.45	
		<b>Other Loan Charges</b>		
		Appraisal Fee \$425.00 Borrower-Paid Before Closing		
		Flood Certification to CoreLogic Flood Services	\$11.00	
		<b>Impounds</b>		
		Homeowner's Insurance \$122.25 per month for 3 mo.	\$366.75	



Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Property Taxes \$973.37 per month for 9 mo.	\$8,760.33	
		Aggregate Adjustment	-\$733.50	
		<b>Title Charges &amp; Escrow / Settlement Charges</b>		
		Title - Chain of Title to Beerman Law Group	\$250.00	
		Title - Closing Protection Letter to ATG Fees and Transfers	\$50.00	
		Title - Delivery Handling Fee to Beerman Law Group	\$35.00	
		Title - Email Loan Package Fee to Beerman Law Group	\$50.00	
		Title - Endorsement CCR to Jon L. Beermann	\$180.00	
		Title - Endorsement EPL to Jon L. Beermann	\$180.00	
		Title - Gap Risk Update Fee to ATG Fees and Transfers	\$150.00	
		Title - Lender's Title Insurance to Jon L. Beermann	\$500.00	
		Title - Settlement Fee to Beerman Law Group	\$1,425.00	
		Title - State Regulatory Fee to ATG Fees and Transfers	\$3.00	
\$50.00		Title - Closing Protection Letter to ATG Fees and Transfers		
\$150.00		Title - Gap Risk Update Fee to ATG Fees and Transfers		
\$1,900.00		Title - Owner's Title Insurance to Jon L. Beermann		
\$3.00		Title - State Regulatory Fee to ATG Fees and Transfers		
		Title - Endorsement PUD to Jon L. Beermann	\$180.00	
		<b>Commission</b>		
		\$3000.00 Earnest Money Held by Remax Plaza		
\$6,450.00		Real Estate Commission - Buyer's Realtor to Jameson Sotheby International Realty		
\$8,410.00		Real Estate Commission - Listing to Remax Plaza		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fee (Deed) to Lake County Recorder of Deeds	\$60.00	
		Recording Fee (Mortgage) to Lake County Recorder of Deeds	\$60.00	
\$60.00		Recording Fee (Release Status Verification Fee) to Lake County Recorder of Deeds		
\$132.50		County Transfer Stamps to Lake County Recorder of Deeds		
\$265.00		State Transfer Stamps to Lake County Recorder of Deeds		
		<b>Payoff(s)</b>		
		Lender: Payoff First Mortgage to PNC \$218,408.51		
\$218,408.51		Total (\$218,408.51)		
		<b>Miscellaneous</b>		
		Attorney Fee - Buyer to Jill Daniels	\$550.00	
\$350.00		Attorney Fee - Seller to Beermann Law Group, Ltd.		
\$65.00		HOA Assessments to Symphony Meadows HOA		
\$450.00		Survey to Peklay Surveying		
\$40.00		Title - Payoff Wire Fee to ATG Fees and Transfers		
		Homeowner's Insurance Premium to TIMCAL, INC	\$1,467.00	
\$365.00		Paid Assessment Letter to Beermann Law Group, Ltd.		
		Transfer Fee to Foster Premier, Inc.	\$25.00	
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit

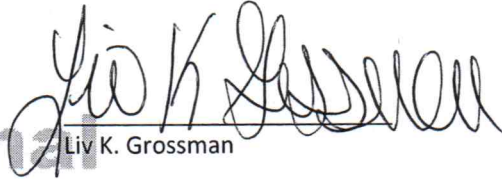
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$252,714.81	\$265,005.92	<b>Subtotals</b>	\$280,084.95	\$230,615.80
		Due From Borrower		<b>\$49,469.15</b>
<b>\$12,291.11</b>		Due To Seller		
\$265,005.92	\$265,005.92	<b>Totals</b>	\$280,084.95	\$280,084.95

**Acknowledgement**

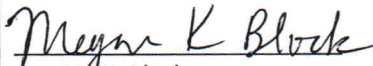
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Jon L. Beermann to cause the funds to be disbursed in accordance with this statement.

  
Steven A. Block

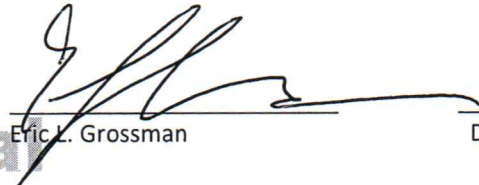
3/22/19  
Date

  
Liv K. Grossman

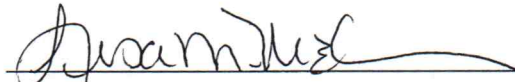
\_\_\_\_\_  
Date

  
Megan K. Block

3-22-19  
Date

  
Eric L. Grossman

\_\_\_\_\_  
Date

  
Escrow Officer

3/22/19  
Date

Final

Final

Final