

Chicago Title and Trust Company

10 E. Scranton Ave, Suite 206, Lake Bluff, IL 60044

Phone: (847)735-2840 | Fax: (847)735-9974

MASTER STATEMENT

Settlement Date: June 11, 2021

Disbursement Date: June 11, 2021

Escrow Number: 21GST062088LF

Escrow Officer: Caryn Loiben

Email: Caryn.Loiben@ctt.com

Borrower: Paul Fowler and Heather Fowler
1009 Plaister Ave
Lake Bluff, IL 60044

Seller: Joseph A. Scarim and Angela J. Scarim
312 East Scranton Avenue
Lake Bluff, IL 60044

Property: 312 East Scranton Avenue
Lake Bluff, IL 60044
Parcel ID(s): 12-21-113-017-0000

Lender: Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA
1431 Opus Pl, Suite 200
Downers Grove, IL 60515
Loan Number: 21132382

Lender: Beth Tousey
Draper and Kramer Mortgage Corp.

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION			
	675,000.00	Sale Price of Property	675,000.00
		Loan Amount	540,000.00
PRORATIONS/ADJUSTMENTS			
7,749.93		County Taxes 07/01/20 to 12/31/20	7,749.93
7,223.36		County taxes 01/01/21 to 06/11/21	7,223.36
NEW LOAN CHARGES - Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA			
Total Loan Charges: \$10,988.22			
		Application Fee to Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA	1,279.00
		Prepaid Interest to Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA \$48.08 per day from 06/11/21 to 07/01/21 Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA	961.60
		Homeowner's Insurance to Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA 3.000 Months at \$206.00 per Month	618.00
		Property Taxes to Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA 7.000 Months at \$1,291.66 per Month	9,041.62
		Aggregate Adjustment to Draper and Kramer	412.00

SELLER			BORROWER	
\$	DEBITS	\$	CREDITS	
				NEW LOAN CHARGES - Draper and Kramer Mortgage Corp., Its Successors and or assigns ATIMA
				Total Loan Charges: \$10,988.22
				Mortgage Corp., Its Successors and or assigns ATIMA
				Lender Credits
				500.00
				TITLE & ESCROW CHARGES
				ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) to Craig D. Pierson
				175.00
				ALTA 9-06 - Restrictions, Encroachments, Minerals to Craig D. Pierson
				175.00
				Title - Chain of Title 24 Month to Chicago Land Agency Services
				250.00
150.00				Title - Commitment Update Fee to Craig D. Pierson
				25.00
				Title - CPL Fee to Buyer to Chicago Title Insurance Company
				25.00
50.00				Title - CPL Fee to Lender to Chicago Title Insurance Company
				40.00
				Title - Email Package Fee to Chicago Title Company, LLC
				1,950.00
				Title - Escrow Fees to Chicago Title and Trust Company
				525.00
				Title - Lender's Title Insurance to Craig D. Pierson / Chicago Title Company, LLC
				25.00
				Title - Overnight/Express Delivery Service Fee to Chicago Title Company, LLC
				150.00
				Title - Policy Update Fee to Chicago Land Agency Services
				15.00
				Title - Recording Service Fee to Chicago Title Company, LLC
3.00				Title - State of Illinois Policy Registration Fee to Chicago Title Company, LLC
				80.00
				Title - Wire Fee to Buyer to Chicago Title and Trust Company
40.00				Title - Wire Fee to Seller to Chicago Title and Trust Company
2,735.00				Title - Owner's Title Insurance to Craig D. Pierson / Chicago Title Company, LLC
				0.00
				SE 287 - Policy Modification 4 to Chicago Title Company, LLC

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
			Policies to be issued:
			Owners Policy
			Coverage: \$675,000.00 Premium: \$2,735.00
			Version: ALTA Owner's Policy 2006
			Loan Policy
			Coverage: \$540,000.00 Premium: \$525.00
			Version: ALTA Loan Policy 2006
			GOVERNMENT CHARGES
			Recording Fees to Lake County Recorder
		120.00	
			Mortgage
		\$60.00	
			Deed
		\$60.00	
337.50			County Transfer Tax (\$337.50) to Chicago Title Company, LLC
675.00			State Transfer Tax to Chicago Title Company, LLC
			PAYOFFS
			Payoff of First Mortgage Loan to LoanCare, LLC (\$414,092.98)
414,092.98			Total Payoff
			MISCELLANEOUS CHARGES
			Homeowner's Insurance Premium to LR Windsor
		2,472.00	12 months
500.00			Attorney Fee to Craig D. Pierson
550.00			Survey to R.E. Decker
19.21			Water to North Shore Water Reclamation District
434,125.98	675,000.00	Subtotals	692,930.22 555,885.29
		Balance Due FROM Borrower	137,044.93
240,874.02		Balance Due TO Seller	
675,000.00	675,000.00	TOTALS	692,930.22 692,930.22

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:

Joseph A. Scarim

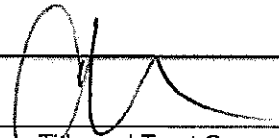
Angela J. Scarim

BORROWER:

Paul Fowler

Heather Fowler

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