

# Chicago Title and Trust Company

444 S. Rand Road, Suite 309, Lake Zurich, IL 60047  
Phone: (847)540-1850 | Fax: (847)540-1855

## MASTER STATEMENT

**Settlement Date:** June 20, 2023  
**Disbursement Date:** June 20, 2023

**Escrow Number:** 23ST00744LZ  
**Escrow Officer:** Amanda Foster  
**Email:** amanda.foster@cft.com

**Borrower:** Silvia Morici and Clara Garcia  
964 Bayshore Dr  
Schaumburg, IL 60194

**Seller:** Ali Asgher Husain and Ramnik Gill  
21 Chipping Campden Drive  
South Barrington, IL 60010

**Property:** 21 Chipping Campden Drive  
South Barrington, IL 60010  
Parcel ID(s): 01-24-203-009-0000

**Lender:** BMO Harris Bank N.A.  
1200 E. Warrenville Road  
Naperville, IL 60563  
Loan Number: 2511944198-1

SELLER		BORROWER	
\$	DEBITS	\$	CREDITS
<b>FINANCIAL CONSIDERATION</b>			
	705,000.00	705,000.00	
			10,000.00
			634,000.00
1,000.00			1,000.00
<b>PRORATIONS/ADJUSTMENTS</b>			
4,615.99			4,615.99
4,691.83			4,691.83
	159.45	159.45	
<b>NEW LOAN CHARGES - BMO Harris Bank N.A.</b>			
<b>Total Loan Charges: \$2,958.90</b>			
		1,150.00	
		15.00	
		25.00	
		13.00	
		86.00	
		6.00	
		64.00	
		1,313.62	
		1,586.30	
			0.02

SELLER		BORROWER	
\$	DEBITS \$ CREDITS	\$	DEBITS \$ CREDITS
			<b>NEW LOAN CHARGES - BMO Harris Bank</b>
			N.A.
			<b>Total Loan Charges: \$2,958.90</b>
			Lender Credits
			1,300.00
			<b>TITLE &amp; ESCROW CHARGES</b>
		185.00	ALTA 5-06 - Planned Unit Development - Assessments Priority (CLTA 115.2-06) to Alison Schmidt-Woods
		185.00	ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) to Alison Schmidt-Woods
		185.00	ALTA 9-06 - Restrictions, Encroachments, Minerals to Alison Schmidt-Woods
		250.00	Title - Chain of Title 24 Month to CLAS
150.00			Title - Commitment Update Fee to Alison Schmidt-Woods
		25.00	Title - CPL Fee to Buyer to Chicago Title Insurance Company
		25.00	Title - CPL Fee to Lender to Chicago Title Insurance Company
50.00			Title - CPL Fee to Seller to Chicago Title Insurance Company
		25.00	Title - E Recording and Service Fees to Chicago Title Company, LLC
		50.00	Title - Email Package Fee to Chicago Title Company, LLC
		2,200.00	Title - Escrow Fees to Chicago Title and Trust Company
		50.00	Title - IL APLD Certificate Service Fee to Chicago Title Company, LLC
		575.00	Title - Lender's Title Insurance to Alison Schmidt-Woods / Chicago Title Company, LLC
		35.00	Title - Overnight/Express Delivery Service Fee to Chicago Title Company, LLC
		150.00	Title - Policy Update Fee to CLAS
3.00		3.00	Title - State of Illinois Policy Registration Fee to Chicago Title Company, LLC
		50.00	Title - Tax Payment Service Fee to Chicago Title Company, LLC
		200.00	Title - Title Indemnity Fee to Chicago Title and Trust Company
		100.00	Title - Wire Fee to Buyer to Chicago Title and Trust Company
100.00			Title - Wire Fee to Seller to Chicago Title and Trust Company
		10,322.04	TI for 2022 2nd Installment to CTC-Transfer
2,995.00			Title - Owner's Title Insurance to Alison Schmidt-Woods / Chicago Title Company, LLC
		0.00	SE 287 - Policy Modification 4 to Chicago Title Company, LLC

SELLER		BORROWER	
\$	DEBITS \$ CREDITS	\$	DEBITS \$ CREDITS
			Policies to be issued:
			Owners Policy
			Coverage: \$705,000.00 Premium: \$2,995.00
			Version: ALTA Owner's Policy 2006
			Loan Policy
			Coverage: \$634,000.00 Premium: \$575.00
			Version: ALTA Loan Policy 2006
			<b>GOVERNMENT CHARGES</b>
			Recording Fees to Cook County Recorder 196.00
			Mortgage \$98.00
			Deed \$98.00
352.50			County Transfer Tax (\$352.50) to MYDEC Cook County Transfer Stamps
705.00			State Transfer Tax to MYDEC Cook County Transfer Stamps
			<b>PAYOFFS</b>
440,005.77			Payoff of First Mortgage Loan to NewRez good through 06/23/23
			Total Payoff 440,005.77
			<b>MISCELLANEOUS CHARGES</b>
			Buyer Attorney Fee to R&I Law Group 500.00
18,615.00			Commission - Listing to @Properties
17,130.00			Commission - Selling to Baird & Warner
695.00			Seller Attorney Fee to Alison Schmidt-Woods
500.00			Survey to Schlaf-Sedig & Associates, Inc.
425.00			Well and Septic to Russell & Abraham, LTD
492,034.09	705,159.45	<b>Subtotals</b>	724,729.41 655,607.84
		<b>Balance Due FROM Borrower</b>	<b>69,121.57</b>
<b>213,125.36</b>		<b>Balance Due TO Seller</b>	
705,159.45	705,159.45	<b>TOTALS</b>	724,729.41 724,729.41

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: Ali Asgher Husain  
 Ali Asgher Husain  
Ramnik Gill  
 Ramnik Gill

BORROWER: Silvia Morici  
 Silvia Morici  
Clara Garcia  
 Clara Garcia

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.

*Amanda Foster*

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Chicago Title and Trust Company  
Settlement Agent