

Chicago Title and Trust Company

CHICAGO TITLE & TRUST

1701 Golf Road, 1-ste-101, Rolling Meadows, IL
60008-4227

Phone: (847)758-4800 | Fax: (847)758-4750

MASTER STATEMENT

Settlement Date: October 17, 2023
Disbursement Date: October 17, 2023

Escrow Number: [REDACTED]
Escrow Officer: [REDACTED]
Email: [REDACTED]

Buyer: [REDACTED]

Seller: Kyle Hadley
6166 N. Sheridan Road, Unit 22K
Chicago, IL 60660

Property: 6166 N. Sheridan Road, Unit 22K
Chicago, IL 60660

SELLER			BUYER	
\$	DEBITS	\$	CREDITS	
				FINANCIAL CONSIDERATION
		278,065.57		278,065.57
				Sale Price (\$241,398.90 Purchase Price + \$11,666.67 Yes Vote + \$25,000.00 Upgrade Credit from Buyer)
				PRORATIONS/ADJUSTMENTS
	967.74			Rent Proration 967.74
	1,069.35			2022 2nd Tax Proration 1,069.35
	2,276.66			2023 Tax Proration 2,276.66
				TITLE & ESCROW CHARGES
	50.00			CPL Fee to Seller to Chicago Title Insurance Company
	950.00			Disbursement and Escrow Fee to Chicago Title and Trust Company
			15.00	Recording Service Fee to Chicago Title Company, LLC
	250.00			Title Update Fee to Chicago Title Insurance Company
	50.00			Wire Fee to Seller to Chicago Title and Trust Company
	2,075.00			Owner's Title Insurance to Chicago Title Insurance Company / Chicago Title Company, LLC
				Policies to be issued:
				Owners Policy
				Coverage: \$278,065.57 Premium: \$2,075.00
				Version: ALTA Owner's Policy 2006
				GOVERNMENT CHARGES
			107.00	Recording Fees to Chicago Title Company, LLC
	835.50		2,088.75	City Transfer Tax to MYDEC Chicago Transfer Stamps
	139.25			County Transfer Tax to MYDEC Cook County Transfer Stamps
	278.50			State Transfer Tax to MYDEC Cook County Transfer Stamps

FILED DATE: 9/2/2025 9:19 AM 2025CH05527

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SELLER			BUYER				
\$	DEBITS	\$	CREDITS	\$	DEBITS	\$	CREDITS
137,190.77			PAYOFFS				
			Payoff of First Mortgage Loan to Specialized Loan Servicing LLC Good Thru 10/27/23 Total Payoff	137,190.77			
630.89			HOA CHARGES				
			Assessments Due to Granville Tower Condominium Association				
317.00			PAL Fee to Community Specialists				
550.00			MISCELLANEOUS CHARGES				
			Attorney fee to Kovitz Shifrin Nesbit				
5,561.31			Commission to Kiser Group Realty Inc				
125.00			Water Cert Fee to CLAS Clerking				
153,316.97		278,065.57	Subtotals		280,276.32		4,313.75
			Balance Due FROM Buyer				275,962.57
124,748.60			Balance Due TO Seller				
278,065.57		278,065.57	TOTALS		280,276.32		280,276.32

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:

SEE ATTACHED

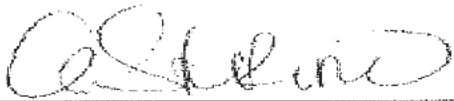
Kyle Hadley

BUYER:

Duplex Tower LLC

BY: **SEE ATTACHED**

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

