

Chicago Title Company, LLC

799 White Pond Dr, Suite A, Akron, OH 44320-1189
Phone: 330-873-9393 | FAX: 330-873-9222

BUYER'S STATEMENT

Settlement Date: June 2, 2017

Escrow Number: 17170089

Disbursement Date: June 2, 2017

Escrow Officer: Melody Childress

Buyer: SJD Ventures LLC

Seller: Casa Di Pietro LLC
4240 West 23rd Street
Cleveland, OH 44109

Property: 4240 West 23rd Street
Cleveland, OH 44109

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property			31,000.00		
Security Deposit from Seller					850.00
PRORATIONS/ADJUSTMENTS					
County Taxes at \$1,465.78	01/01/17 to 06/02/17 (\$1,465.78 / 364 X 152 days)				612.08
TITLE & ESCROW CHARGES					
Title - Closing Fee	Chicago Title Company, LLC		375.00		
Commitment	Chicago Title Company, LLC		75.00		
Title - Shipping/ Handling Service Fee	Chicago Title Company, LLC		50.00		
Title - Special Tax Search Fee	Ohio Great Northern Title Agency, LLC		60.00		
Title - Update Service Fee	Ohio Great Northern Title Agency, LLC		50.00		
Title - Wire Service Fee	Chicago Title Company, LLC		50.00		
Title - Owner's Title Insurance	Ohio Great Northern Title Agency, LLC		89.12		
Policies to be issued:					
Owners Policy					
Coverage: \$31,000.00	Premium: \$178.25	Version: ALTA Owner's Policy 2006			
RECORDING CHARGES					
Recording Fees	Recorder's Office		28.00		
MISCELLANEOUS CHARGES					
Investor Credit from Chicago Title					325.00
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Subtotals			31,777.12		1,787.08
Balance Due FROM Buyer					29,990.04
TOTALS			31,777.12		31,777.12

BUYER'S STATEMENT - Continued

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.

BUYER:

SJD Ventures LLC

BY: _____

I have caused or will cause the funds to be disbursed in accordance with the Statement which I have prepared.

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 Company, LLC
Settlement Agent