

File No./Escrow No.: 50905	Ohio Real Title Agency, LLC
Print Date & Time: 11/18/15 12:26 PM	ALTA Universal ID: 33865
Officer/Escrow Officer:	1213 Prospect Avenue, Suite 200
Settlement Location: Ohio Real Title Agency, LLC	Cleveland, OH 44115

Property Address:	1318 West 76th Street Cleveland , OH 44102 1318 West 76th Street Cleveland, OH 44102
Buyer:	Nicole Liambeis 995 Sweet Grass Circle Aurora, OH 44202
Seller:	2 Toms LLC. 2056 West 38th Street Cleveland, OH 44113
Lender:	Huntington National Bank, ISAOA ATIMA
Settlement Date:	12/17/2015
Disbursement Date:	
Additional dates per state requirements:	

Description	Seller	
	Debit	Credit
Financial		
Sale Price of Property		\$235,500.00
Prorations/Adjustments		
County Property Taxes from 01/01/2015 to 12/17/2015	\$825.32	
Title Charges & Escrow / Settlement Charges		
Title - Comprehensive Endorsement to Venture Land Title Agency, LLC		
Title - Electronic Doc Delivery to Ohio Real Title Agency, LLC		
Title - EPA Endorsement to Venture Land Title Agency, LLC		
Title - Overnight/Courier Service to Ohio Real Title Agency, LLC	\$35.00	
Title - Release Tracking Fee to reQuire	\$45.00	
Title - Settlement Fee to Ohio Real Title Agency, LLC	\$395.00	
Title - Special Tax Search to Ohio Real Title Agency, LLC		
Title - Survey Endorsement to Venture Land Title Agency, LLC		
Title - Title Commitment to Venture Land Title Agency, LLC		
Title - Title Examination to Venture Land Title Agency, LLC	\$395.00	
Deed Preparation to McFadden & Freeburg Co.	\$95.00	
Water Hold to Ohio Real Title Trust Account	\$200.00	
Title - Lender's Title Insurance \$736.50 to Venture Land Title Agency, LLC		
Title - Owner's Title Insurance (optional) \$613.00 to Venture Land Title Agency, LLC	\$624.75	
City of Cleveland Disclosure	\$90.00	

Description	Seller	
	Debit	Credit
Title - Closing Protection Letter to Old Republic National Title Insurance Company		
Commission		
Real Estate Commission - Listing to Realty Trust Services	\$8,420.00	
Real Estate Commission - Selling to Keller Williams GCW	\$5,710.00	
Government Recording and Transfer Charges		
Title - Transfer Service Fee to Ohio Real Title Agency, LLC		
Recording Fee (Deed) to Cuyahoga County Fiscal Office		
Recording Fee (Mortgage) to Cuyahoga County Fiscal Office		
Transfer Tax to Cuyahoga County Fiscal Office	\$942.00	
Miscellaneous		
Survey Fee to McSteen & Associates		
Funds held for FH 2015 tax		
Seller Credit for Closing Costs	\$9,420.00	
	Debit	Credit
Subtotals	\$27,197.07	\$235,500.00
Due To Seller	\$207,678.18	
Totals	\$234,875.25	\$235,500.00

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 Ohio Real Title Agency, LLC to cause the funds to be disbursed in accordance with this statement.

2 Toms LLC.

\_\_\_\_\_  
By

\_\_\_\_\_  
Date

\_\_\_\_\_  
Escrow Officer

\_\_\_\_\_  
Date