

NO. 125865



799 White Pond Drive, Suite A
Akron, OH 44320
330-873-9393

13-1/420
usbank

FILE NUMBER
542160876

DATE
11/02/2016

AMOUNT
\$5,479.83

PAY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE AND 83/100 DOLLARS

TO THE ORDER OF Realty Trust Services, LLC
29550 Detroit Rd. Suite 300
Westlake, OH 44145

VOID AFTER 90 DAYS
Two Signatures Required

AUTHORIZED SIGNATURE
[Signature]

AUTHORIZED COUNTERSIGNATURE
[Signature]

MEMO:

⑈ 1 25865⑈ ⑆04 20000 13⑆ 130 1 147740 24⑈

Security features included. Details on back.

RED INK IMAGE
PAGES WITH KEY

799 White Pond Drive, Suite A

Escrow No. 542160876

Check Date: 11/02/2016

Check No. 125865

Seller/Buyer : Pensco Trust Company Custodian FBO Sunil Malkani IRA Trust Account 20001402 / Casa di Pietro, LLC

Property : 4104 Woburn Avenue Cleveland, OH 44109

DESCRIPTION	CODE	AMOUNT
Reimbursement for bills	H08	\$4,239.83
Seller Realtor Commission	H07	\$1,240.00
Check Total		\$5,479.83

File No./Escrow No.: 542160876
Print Date & Time: 11/02/16 12:20 PM
Officer/Escrow Officer: Melody
Childress
Settlement Location: Chicago Title
Company, LLC

Chicago Title Company, LLC - Fairlawn
ALTA Universal ID:
799 White Pond Drive, Suite A
Akron, OH 44320



Property Address: CUYAHOGA County
4104 Woburn Avenue
Cleveland, OH 44109

Buyer: Casa di Pietro, LLC
2886 Emma Lane
Brunswick, OH 44212

Seller: Pensco Trust Company Custodian FBO Sunil Malkani IRA Trust Account 20001402
22115 Clearwood Court
Cuperino, CA 95014

Settlement Date: 10/31/2016
Disbursement Date: 10/31/2016
Additional dates per state requirements:

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$31,000.00	Sale Price of Property	\$31,000.00	
		Deposit		\$500.00
\$495.00		Security Deposit Upstairs Unit		\$495.00
\$742.50		Security Deposit Downstairs Unit		\$742.50
		Investor Credit from Chicago Title		\$325.00
		Prorations/Adjustments		
\$1,123.78		County Property Taxes from 01/01/2016 to 10/31/2016		\$1,123.78
		Title Charges & Escrow / Settlement Charges		
		Title - Commitment to Ohio Great Northern Title Agency, LLC	\$75.00	
\$50.00		Title - S/H Service Fee to Chicago Title Company, LLC	\$50.00	
\$375.00		Title - Settlement or Closing Fee to Chicago Title Company, LLC	\$375.00	
		Title - Special Tax Search to Ohio Great Northern Title Agency, LLC	\$60.00	
\$350.00		Title - Title Exam to Ohio Great Northern Title Agency, LLC		
\$50.00		Title - Update Service Fee to Chicago Title Company, LLC	\$50.00	
\$50.00		Title - Wire Service Fee to Chicago Title Company, LLC		
\$89.12		Title - Owner's Title Insurance (optional) \$178.25 to Ohio	\$89.13	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Great Northern Title Agency, LLC		
		Title - CPL Fee to Chicago Title Company, LLC	\$40.00	
		Commission		
\$930.00		Real Estate Commission - Buyer's Realtor to Keller Williams Greater Cleveland Southwest		
\$1,240.00		Real Estate Commission - Seller's Realtor to Realty Trust Services, LLC		
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to Chicago Title Company, LLC	\$28.00	
\$124.00		Transfer Tax to Chicago Title Company, LLC		
\$0.50		Transfer Tax to Chicago Title Company, LLC		
		Miscellaneous		
\$61.95		City of Cleveland Property Disclosure to Chicago Title Company, LLC		
\$100.00		Contract Closer Fee to Bancserv		
\$55.00		Deed Prep to David J. Pasz Co. L.P.A.		
\$4,239.83		Reimbursement for bills to Realty Trust Services, LLC		
Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$10,076.68	\$31,000.00	Subtotals	\$31,767.13	\$3,186.28
		Due From Borrower		\$28,580.85
\$20,923.32		Due To Seller		
\$31,000.00	\$31,000.00	Totals	\$31,767.13	\$31,767.13

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 Chicago Title Company, LLC - Fairlawn to cause the funds to be disbursed in accordance with this statement.

Casa di Pietro, LLC

Pensco Trust Company Custodian FBO Sunil Malkani IRA Trust
Account 20001402

By Pietro Bonanni

Date

By

Date

Melody Childress

Date