TITLEBLU INC 1929 East Royalton Road Bldg B Broadview Heights, OH 44147 (440) 838-0600

File #: Prepared:	2022-3344 03/30/2023	Property	1050 Holmden Avenue Cleveland, OH 44109	Settlement Date Disbursement Date	03/27/2023 03/27/2023
Escrow Officer:	Carrie Magno	Buyer	R T Duncan Enterprises, LLC		
		Seller	R. & R. 1 LLC		
		Lender			

Description	Seller	
	Debit	Credit
Primary Charges & Credits		
Sales Price of Property		\$27,500.00
Final Water & Sewer Hold	\$2,028.26	
Prorations/Adjustments		
County Taxes 07/01/2022 to 03/27/2023	\$1,995.98	
Payoffs/Payments		
Payoff to The Bank of New York Mellon	\$16,955.45	
Principal : \$16,617.55		
Government Recording and Transfer Charges		
Auditor's Transfer Fee (County Deed Taxes) to Cuyahoga County Recording Office	\$0.50	
Transfer Tax (County Deed Taxes) to Cuyahoga County Recording Office	\$110.00	
Commissions		
Listing Agent Commission to Realty Trust Services	\$600.00	
Selling Agent Commission to JBS Realty	\$600.00	
Title Charges		
Title - Courier Fee to TITLEBLU INC	\$40.00	
Title - Deed Doc Prep to JEFFREY J. SNELL, ESQ	\$75.00	
Title - Exam Fee to TITLEBLU INC	\$375.00	
Title - Settlement Fee to TITLEBLU INC	\$375.00	
Title - Update Fee to TITLEBLU INC	\$75.00	
Title - Wire Fee to TITLEBLU INC	\$30.00	
Title - Owner's Title Policy to Old Republic National Title Insurance Company	\$87.50	
Miscellaneous Charges		
Certificate of Disclosure - City of Cleveland to TITLEBLU INC	\$65.00	
Certificate of Good Standings to TITLEBLU INC	\$5.00	
Delinquent Sewer to NEORSD	\$1,787.04	
Delinquent Water to City of Cleveland Division of Water	\$2,295.27	
	Debit	Credit
Subtotals	\$27,500.00	\$27,500.00
Due from Seller		\$0.00
Totals	\$27,500.00	\$27,500.00

Acknowledgement

We/I have carefully reviewed the 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 Settlement Statement. We/I authorize TITLEBLU INC to cause the funds to be disbursed in accordance with this statement.

R. & R. 1 LLC, an Ohio Limited Liability Company

By:

Sharita A. Roberts, Sole Member

Date

Settlement Agent

Date