



GREENBERG & SINKOVITS, LLC

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Homewood: 915 West 175th Street, Suite 1NE, Homewood, IL 60430 | (708) 957-2500

Email: realestate@gsillinoislaw.com

Closing Statement

Seller: [REDACTED]
Buyer: [REDACTED] r
Property: [REDACTED] t, Chicago Heights, IL 60411
Closing Date: August 13, 2026
File #: [REDACTED]

	Payee	Debits	Credits
Purchase Price			\$110,000.00
Earnest Money, held by Fidelity National Title Company		\$5,000.00	
Listing Broker Fees	eXp Realty, LLC	\$5,000.00	
Selling Broker Fees, Seller pays	Keller Williams Preferred Realty	\$3,300.00	
Real Estate Taxes 2024 - Paid		\$0.00	
- First Installment (\$972.28) - Paid			
- Second Installment (\$858.53) - Paid			
Real Estate Taxes 2025		\$915.41	
- First Installment (\$1,006.95) - Paid			
- Second Installment (\$915.41) - Unpaid			
Real Estate Taxes 2026		\$1,185.01	
From 1/1/2026 to 8/13/2026			
\$1,830.81 x 105% = \$1,922.35 / 365 = \$5.27/day x 225 days			
Examination, Insurance & Update	Fidelity National Title Company	\$2,428.00	
Transfer Tax - County	County of Cook	\$55.00	
Transfer Tax - State	State of IL	\$110.00	
Transfer Tax - Municipal	City of Chicago Heights	\$440.00	
Seller CPL		\$50.00	
Closing Fee	Fidelity National Title Company	\$925.00	
Transfer tax and mobile notary assist	Fidelity National Title Company	\$250.00	
Wire Payoffs & overnight Proceeds	Fidelity National Title Company	\$180.00	
Survey	David A Ring & Associates	\$550.00	
Payoff for Seller's Mortgage, good through 9/3	NewRez	\$84,735.38	
Payoff for Seller's Mortgage, good through 9/3/26	Foundation Finance Company	\$7,983.88	
Attorney Fees	Greenberg & Sinkovits, LLC	\$700.00	
Totals		\$113,757.68	\$110,000.00
Net Proceeds		(\$3,807.68)	

Earnest Money (per above) \$ 5,000.00
Net Proceeds (per above) (\$3,807.68)
Total Proceeds to Seller \$ 1,192.32

Accepted:

SELLERS:

BUYERS: