

# Chicago Title Company, LLC

1459 S Lake Park Ave, Hobart, IN 46342  
Phone: (219)942-2258 | Fax: (219)533-4012

## MASTER STATEMENT

**Settlement Date:** November 1, 2024  
**Disbursement Date:** November 1, 2024

**Escrow Number:** BT2320024-00155  
**Escrow Officer:** Alexa Murray  
**Email:** Alexa.Murray@ctt.com

**Borrower:** [REDACTED]  
[REDACTED]  
[REDACTED]

**Borrower:** [REDACTED]  
[REDACTED]  
[REDACTED]

**Seller:** Cartus Financial Corporation  
100 Reserve Rd  
Danbury, CT 06810

**Property:** [REDACTED]  
Cedar Lake, IN 46303  
[REDACTED]

**Lender:** New American Funding LLC, Its Successors and/or Assigns, ATIMA  
14511 Myford Rd, # 100  
Tustin, CA 92780  
**Loan Number:** 1001494865

SELLER			BORROWER	
\$	DEBITS	\$	CREDITS	
				<b>FINANCIAL CONSIDERATION</b>
		610,000.00		Sale Price of Property
				Deposit
				Retained by Coldwell Banker Realty (\$10,000.00)
				Loan Amount
				Seller Credit
12,156.17				
				<b>PRORATIONS/ADJUSTMENTS</b>
				County Taxes at \$6,455.80
				01/01/24 to 11/01/24
5,379.83				
				<b>COMMISSIONS</b>
				Real Estate Commission - Listing Agent to
				Coldwell Banker Realty
				\$610,000.00 @ 3.0000% = \$18,300.00
				minus referral fee \$7,503.00 to Cartus
18,300.00				
				Real Estate Commission - Selling Agent to eXp
				Realty LLC
				\$610,000.00 @ 3.0000% = \$18,300.00
				Commission - 11523 Belmont PI
18,300.00			2,000.00	
				<b>NEW LOAN CHARGES - New American</b>
				<b>Funding LLC, Its Successors and/or Assigns,</b>
				<b>ATIMA</b>
				<b>Total Loan Charges: \$7,712.45</b>
				Lender Fee to New American Funding LLC, Its
				Successors and/or Assigns, ATIMA
			1,479.00	
				Appraisal Fee to New American Funding LLC, Its
				Successors and/or Assigns, ATIMA
				\$490.00 paid outside closing by Borrower
				Credit Report to New American Funding LLC, Its
				Successors and/or Assigns, ATIMA
			25.00	
				Flood Certification to New American Funding LLC,
				Its Successors and/or Assigns, ATIMA
			5.75	
				Tax Service to New American Funding LLC, Its
				Successors and/or Assigns, ATIMA
			90.00	
				Verification Services to New American Funding
				LLC, Its Successors and/or Assigns, ATIMA
			250.00	
				Prepaid Interest to New American Funding LLC, Its
				Successors and/or Assigns, ATIMA
				\$108.64 per day from 11/01/24 to 12/01/24
				New American Funding LLC, Its Successors and/
				or Assigns, ATIMA
				Homeowner's Insurance to New American Funding
				LLC, Its Successors and/or Assigns, ATIMA
				4.000 Months at \$206.50 per Month
			826.00	
				Property Taxes to New American Funding LLC, Its
			2,151.92	

SELLER			BORROWER			
\$	DEBITS		\$	DEBITS	\$	CREDITS
		<b>NEW LOAN CHARGES - New American Funding LLC, Its Successors and/or Assigns, ATIMA</b>				
		<b>Total Loan Charges: \$7,712.45</b>				
		Successors and/or Assigns, ATIMA				
		4.000 Months at \$537.98 per Month				
		Lender Credits				374.42
		<b>TITLE &amp; ESCROW CHARGES</b>				
		ALTA 08.1-06 - Environmental Protection Lien to Burnet Title		50.00		
		ALTA 09-06 - Restrictions, Encroachments, Minerals to Burnet Title		50.00		
		ALTA 22-06 - Location to Burnet Title		50.00		
		Title - Castle Services to Chicago Title Company, LLC		125.00		
		Title - Chain of Title Fee to Burnet Title		100.00		
350.00		Title - Closing Fee to Chicago Title Company, LLC		350.00		
		Title - Closing Protection Letter Buyer to Chicago Title Company, LLC		25.00		
		Title - Closing Protection Letter Lender to Chicago Title Company, LLC		35.00		
25.00		Title - Closing Protection Letter Seller				
100.00		Title - Document Prep Fee to Burnet Title				
		Title - E-Doc Fee to Chicago Title Company, LLC		30.00		
		Title - E-Recording Fee to Chicago Title Company, LLC		6.50		
		Title - Later Date/Policy Issuance Fee to Burnet Title		100.00		
		Title - Lender's Title Insurance to Burnet Title		100.00		
		Title - Overnight Delivery and Service Fee to Chicago Title Company, LLC		25.00		
75.00		Title - Overnight Delivery and Service Fee to Chicago Title Company, LLC				
55.00		Title - Property Sales Services Fee to Burnet Title				
395.00		Title - Search and Exam Fee to Burnet Title				
5.00		Title - Title Insurance Enforcement Fund Fee to Burnet Title		5.00		
		Title - Wire Fee to Chicago Title Company, LLC		70.00		
1,520.75		Title - Owner's Title Insurance to Burnet Title				
		<b>Policies to be issued:</b>				
		Owners Policy				
		Coverage: \$610,000.00 Premium:				
		\$1,520.75				
		Version: ALTA Homeowner's Policy of Title Insurance 2021 (Policy Conversion)				
		Loan Policy				
		Coverage: \$567,300.00 Premium: \$100.00				
		Version: ALTA Short Form Residential Loan Policy-Assessments Priority 2021				
		<b>GOVERNMENT CHARGES</b>				
		Recording Fees to Lake County Recorder		80.00		
		Deed \$25.00				
		Mortgage \$55.00				
25.00		Corporate Deed to Chicago Title Company, LLC				
		Sales Disclosure/Transfer Fee to Lake County Auditor		30.00		
30.00		Sales Disclosure/Transfer Fee to Chicago Title Company, LLC				
		<b>MISCELLANEOUS CHARGES</b>				
		Homeowner's Insurance Premium to Erie Insurance Company		2,478.00		
		12 months				
3,227.90		Fall Installment Property Tax to Lake County Treasurer				
705.00		RCO Relocation Services to Mardan Settlement Services Conduent				
		Referral Fee to Cartus Financial Corporation				

