

|                                 |  |
|---------------------------------|--|
| American Land Title Association | ALTA Settlement Statement - Cash<br>Adopted 05-01-2015 |
|---------------------------------|--|

|   |   |
|---|---|
| <b>File No./Escrow No.:</b> TQ010174<br><b>Print Date &amp; Time:</b> 07/07/23 2:35 PM<br><b>Officer/Escrow Officer:</b> Agnes Zaborowski | Old Republic National Title Insurance Company<br>9031 West 151st Street, Suite 110<br>Orland Park, IL 60462 |
| <b>Settlement Location:</b><br>Old Republic Title<br>9031 West 151st Street, Suite 110<br>Orland Park, IL 60462                           |   |

|                           |   |
|---------------------------|---|
| <b>Property Address:</b>  | 2 Old Tamarack Ln<br>Orland Park, IL 60462                      |
| <b>Borrower:</b>          | Muntaser Qutub  |
| <b>Seller:</b>            | Sarita D. Battles<br>2 Old Tamarack Ln<br>Orland Park, IL 60462 |
| <b>Loan Number:</b>       |   |
| <b>Settlement Date:</b>   | 07/03/2023  |
| <b>Disbursement Date:</b> | 07/03/2023  |

| Seller     |              | Description  | Borrower/Buyer |            |
|------------|--------------|--|----------------|------------|
| Debit      | Credit       |  | Debit          | Credit     |
|            |              | <b>Financial</b>   |                |            |
|            | \$152,000.00 | Sale Price of Property   | \$152,000.00   |            |
|            |              | Deposit  |                | \$2,000.00 |
|            |              | <b>Prorations/Adjustments</b>  |                |            |
| \$1,339.63 |              | County Property Taxes from 07/01/2022 thru 12/31/2022                                |                | \$1,339.63 |
| \$1,418.17 |              | County Property Taxes from 01/01/2023 thru 07/03/2023                                |                | \$1,418.17 |
|            |              | <b>Title Charges &amp; Escrow / Settlement Charges</b>                               |                |            |
| \$825.00   |              | Title - Closing Fee to Old Republic National Title Insurance                         | \$825.00       |            |
| \$50.00    |              | Title - Closing Protection Letter (CPL) to Old Republic National Title Insurance     | \$25.00        |            |
| \$175.00   |              | Title - Gap Risk Later Date to Massive Rock Title, LLC                               | \$175.00       |            |
| \$3.00     |              | Title - IL Statutory Policy Fee to State of Illinois Dept. of Insurance              |                |            |
| \$40.00    |              | Title - Overnight Delivery & Processing Fee to Old Republic National Title Insurance |                |            |
| \$20.00    |              | Title - Recording Service Fee to Old Republic National Title Insurance               | \$20.00        |            |
| \$100.00   |              | Title - Tax Payment/TI Fee to Old Republic National Title Insurance                  |                |            |

| Seller       |              | Description   | Borrower/Buyer |              |
|--------------|--------------|---|----------------|--------------|
| Debit        | Credit       |   | Debit          | Credit       |
| \$50.00      |              | Title - Wire Transfer Fee to Old Republic National Title Insurance  | \$50.00        |              |
| \$1,895.00   |              | Title - Owner's Title Insurance(\$152,000.00) to Old Republic Title/Massive Rock Title, LLC/Popovic Law, P.C. |                |              |
| \$300.00     |              | Title - Title Indemnity Processing Fee to Old Republic National Title Insurance                               |                |              |
|              |              | <b>Commission</b>   |                |              |
| \$8,806.00   |              | Real Estate Commission - Seller's Realtor to Keller Williams Preferred Realty                                 |                |              |
|              |              | \$2000.00 Earnest Money Held by Keller Williams Preferred Realty  |                |              |
|              |              | <b>Government Recording and Transfer Charges</b>  |                |              |
|              |              | Recording Fee (Deed) to ORNTIC Recording  | \$107.00       |              |
| \$228.00     |              | Transfer Tax to ORNTIC Recording  |                |              |
| \$107.00     |              | Annexation Ordinance Recording to ORNTIC Recording  |                |              |
| \$107.00     |              | Plat of Annexation Recording to ORNTIC Recording  |                |              |
|              |              | <b>Payoff(s)</b>  |                |              |
| \$65,778.28  |              | Lender: Mortgage Payoff G/T 7/ to OSB Community Bank, ISAOA   |                |              |
|              |              | Total (\$65,778.28)   |                |              |
|              |              | <b>Miscellaneous</b>  |                |              |
|              |              | Buyer Attorney Fee to ATA Law LLC   | \$550.00       |              |
| \$410.00     |              | Seller Attorney Fee to Popovic Law, P.C.  |                |              |
| \$23,446.38  |              | Annexation Agreement to Village of Orland Park  |                |              |
| \$1,405.88   |              | 2021 2nd Installment/pen to July to Cook County Treasurer   |                |              |
| \$1,561.99   |              | 2022 1st Installment/pen to July to Cook County Treasurer   |                |              |
| \$4,000.00   |              | TI - Annexation Agreement to ORT Taxes  |                |              |
| \$100.00     |              | Zoning Cert Reimbursement to Popovic Law, P.C.  |                |              |
| \$100.00     |              | Service Fee to Village of Orland Park   |                |              |
| \$1,000.00   |              | Reestablish Escrow for Annexation of 2 Old Tamarack Lane DP/ES-21-00079 to Village of Orland Park             |                |              |
| \$135.00     |              | Legal Services thru 05/31/2022 to Village of Orland Park  |                |              |
| Seller       |              |   | Borrower/Buyer |              |
| Debit        | Credit       |   | Debit          | Credit       |
| \$113,401.33 | \$152,000.00 | <b>Subtotals</b>  | \$153,752.00   | \$4,757.80   |
|              |              | Due From Borrower   |                | \$148,994.20 |
| \$38,598.67  |              | Due To Seller   |                |              |
| \$152,000.00 | \$152,000.00 | <b>Totals</b>   | \$153,752.00   | \$153,752.00 |

**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 Old Republic National Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

*Muntaser Qutub*

07/03/2023

\_\_\_\_\_  
Muntaser Qutub

\_\_\_\_\_  
Date

\_\_\_\_\_  
Sarita D. Battles

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agnes Zaborowski

\_\_\_\_\_  
Date

*7-3-23*

**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 Old Republic National Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

\_\_\_\_\_   
 Muntaser Qutub

\_\_\_\_\_   
 Date

DocuSigned by:

*Sarita D. Battles*

\_\_\_\_\_   
 Sarita D. Battles

7/7/2023

\_\_\_\_\_   
 Date

\_\_\_\_\_   
 Agnes Zaborowski

\_\_\_\_\_   
 Date

*7/7/23*

|  |  |                        |  |
|--|--|------------------------|--|
| Closer: AZ   | Check Date: 7/10/2023                  | Order Number: TQ010174 | Check Number: 971829   |
| Property Address<br>2 Old Tamarack Ln<br>Orland Park, IL 60462           | Buyer Name & Address<br>Muntaser Qutub |                        | Seller Name & Address<br>Sarita D. Battles<br>2 Old Tamarack Ln<br>Orland Park, IL 60462 |
| Paid To: Village of Orland Park 14700 Ravinia Ave, Orland Park, IL 60462 |  |                        |  |
| Description(s) of Amounts Paid   |  |                        | Amount   |
| Annexation Agreement   |  |                        | \$23,446.38  |
| This Copy to Accounting.   | ORT Bank: WINTRUST Commercial          |                        | Check Total: \$23,446.38   |

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON BACK. HOLD AT AN ANGLE TO VIEW. SEE REVERSE SIDE FOR MORE SAFETY FEATURES.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Old Republic Title  
20 So. Clark Street  
Chicago, IL 60603  
Escrow Account

WINTRUST Commercial  
Banking  
70 W. Madison St.  
Chicago, IL 60603  
70-2544/719

|              |
|--------------|
| Check Number |
| 971829       |

|                        |                       |
|------------------------|-----------------------|
| Order Number: TQ010174 | Check Date: 7/10/2023 |
|------------------------|-----------------------|

|             |
|-------------|
| \$23,446.38 |
|-------------|

PAY *Twenty Three Thousand Four Hundred Forty Six and 38/100 Dollars*

To The Village of Orland Park  
Order 14700 Ravinia Ave  
Of Orland Park, IL 60462

VOID AFTER 90 DAYS

Memo

*Mario Floride*  
Authorized Signature

THE MULTI-TONE BACKGROUND OF THIS DOCUMENT GRADUALLY AND EVENLY CHANGES FROM BLUE TO GREY TO BLUE WITH BLUE AREAS BOTH TOP AND BOTTOM

⑈ 9 7 1 8 2 9 ⑈ ⑆ 0 7 1 9 2 5 4 4 ⑆ 6 3 5 0 0 2 4 7 8 8 ⑈

|  |  |                        |  |
|--|--|------------------------|--|
| Closer: AZ   | Check Date: 7/10/2023                  | Order Number: TQ010174 | Check Number: 971827   |
| Property Address<br>2 Old Tamarack Ln<br>Orland Park, IL 60462           | Buyer Name & Address<br>Muntaser Qutub |                        | Seller Name & Address<br>Sarita D. Battles<br>2 Old Tamarack Ln<br>Orland Park, IL 60462 |
| Paid To: Village of Orland Park 14700 Ravinia Ave, Orland Park, IL 60462 |  |                        |  |
| Description(s) of Amounts Paid   |  |                        | Amount   |
| Service Fee  |  |                        | \$100.00   |
| This Copy to Accounting.   | ORT Bank: WINTRUST Commercial          | Check Total:           | \$100.00   |

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON BACK. HOLD AT AN ANGLE TO VIEW. SEE REVERSE SIDE FOR MORE SAFETY FEATURES.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Old Republic Title  
20 So. Clark Street  
Chicago, IL 60603  
Escrow Account

WINTRUST Commercial  
Banking  
70 W. Madison St.  
Chicago, IL 60603  
70-2544/719

Check Number  
971827

Order Number: TQ010174

Check Date: 7/10/2023

\$100.00

PAY *One Hundred and 00/100 Dollars*

To The Village of Orland Park  
Order 14700 Ravinia Ave  
Of Orland Park, IL 60462

VOID AFTER 90 DAYS

Memo

*Maria Florinik*  
Authorized Signature



THE MULTI-TONE BACKGROUND OF THIS DOCUMENT GRADUALLY AND EVENLY CHANGES FROM BLUE TO GREY TO BLUE WITH BLUE AREAS BOTH TOP AND BOTTOM

⑈ 9 7 1 8 2 7 ⑈ ⑆ 0 7 1 9 2 5 4 4 4 ⑆ ⑆ 3 5 0 0 2 4 7 8 8 ⑈