

**KTJ**

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November 13, 2008

VIA HAND DELIVER  
Mr. Dave Hulseberg  
Village Manager  
Village of Lombard  
255 East Wilson Avenue  
Lombard, IL 60148

RE: Repurchase of New Urban Site - Closed 11-04-08

Dear Dave:

1. Check from Chicago Title and Trust Company made payable to the Village of Lombard in the amount of \$159.93; and
2. Copy of the HUD-1 (RESPA) Statement, together with a copy of the Disbursement Statement.

Please note that the Village received a 2008 real estate tax credit for the period of January 1<sup>st</sup> through November 3<sup>rd</sup>. When the tax bills come out for the 2008 taxes, the Village will be responsible for payment. We will file an exemption petition for the Property as soon as we receive the recorded Deed from the Recorder's Office.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

KLEIN, THORPE AND JENKINS, LTD.



Deanna Marie  
Sr. Paralegal

cc: George A. Wagner, Attorney (w/o enclosures)



# CHICAGO TITLE AND TRUST COMPANY

171 NORTH CLARK  
CHICAGO, IL 60601

## ESCROW TRUST DISBURSEMENT STATEMENT

DISBURSEMENT DATE: November 04, 2008

REFER TO: DONNA ADELMANN  
PHONE: (312) 223-2345  
FAX: (312) 223-2108

ESCROW TRUST NO. D2028054708-001

TITLE ORDER NO. 01401-008381809

PARTIES:  
WILLIAM L. GOLDBECK for Seller  
SELLER: NEW URBAN LOMBARD, L.L.C.  
KLEIN THORPE & JENKINS for Buyer  
BUYER: VILLAGE OF LOMBARD  
PPTY: 11-19 & 21 E ST CHARLES, LOMBARD

### RECEIPTS:

10/29/08	VILLAGE OF LOMBARD --PURCHASE FUNDS/WIRE	667,966.50
10/27/08	CHICAGO TITLE - E#28054708-002-EARNEST MONEY	75,000.00
		S 742,966.50

### DISBURSEMENTS:

01) PRORATIONS/CREDITS - Seller		
REAL ESTATE TAX 01/01/08 - 11/03/08	8,209.43-	
TOTAL PRORATIONS	8,209.43-	
PURCHASE PRICE	750,000.00	
ADJUSTED PURCHASE PRICE	\$741,790.57	\$741,790.57
02) CHICAGO TITLE AND TRUST COMPANY - Seller's Charges		
Re: Title Order No. 01401-008381809		
ESCROW FEE - 1/2	475.00	
NY CLOSING FEE - 1/2	150.00	
TITLE INSURANCE	1,125.00	
WORK CHARGES - COMMITMENT UPDATE	75.00	
WIRE/OVERNIGHT SERVICES	50.00	
RECORDING: REDEVELOPMENT TERMINATION	62.00	
	-----	
	\$1,937.00	\$1,937.00
03) SPACECO		
PAYMENT AS DIRECTED	4,049.00	\$4,049.00
04) PAYOFF EXISTING LOAN WITH:		
HARRIS N.A.		
MORTGAGE DOCUMENT NUMBERS: R2006-110036, R2006-110037, R2006-110038		
LOAN NUMBER: 0030007443-2945906-001	700,423.30	
PLUS \$ 79.97 INTEREST PER DAY	479.85	
FROM 10/29/08 TO 11/04/08		
		\$700,903.15
05) NEW URBAN LOMBARD, L.L.C.		
NET PROCEEDS TO SELLER		\$34,901.42
		=====

06) PRORATIONS/CREDITS - Buyer		
REAL ESTATE TAX 01/01/08 - 11/03/08	8,209.43	
TOTAL PRORATIONS	8,209.43	
PURCHASE PRICE	750,000.00	
ADJUSTED PURCHASE PRICE	\$741,790.57	\$741,790.57
07) CHICAGO TITLE AND TRUST COMPANY - Buyer's Charges		
Re: Title Order No. 01401-008381809		
ESCROW FEE - 1/2	475.00	
NY CLOSING FEE - 1/2	150.00	
EXTENDED COVERAGE	275.00	
WORK CHARGES - POLICY UPDATE	75.00	
RECORDING DEED	41.00	
	\$1,016.00	\$1,016.00
08) VILLAGE OF LOMBARD		
TOTAL DISBURSEMENT AMOUNT		\$742,806.57
TOTAL BUYER RECEIPTS		\$742,966.50
OVERDEPOSIT TO BUYER		\$159.93

DISBURSEMENTS APPROVED:

DATE \_\_\_\_\_  
*Nov 4, 2008*  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

FOR SELLER \_\_\_\_\_  
*[Signature]*  
 FOR BUYER \_\_\_\_\_  
*[Signature]*  
 FOR CHICAGO TITLE AND TRUST \_\_\_\_\_

FOR SELLER \_\_\_\_\_  
 FOR BUYER \_\_\_\_\_

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TOTAL BUYER RECEIPTS		\$742,966.50

OVERDEPOSIT TO BUYER		\$159.93
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DISBURSEMENTS APPROVED:

11/07/08  
 DATE \_\_\_\_\_  
 DATE 11/4/08  
 DATE \_\_\_\_\_  
 DATE \_\_\_\_\_

*[Signature]*  
 \_\_\_\_\_  
 FOR SELLER  
 \_\_\_\_\_  
 FOR BUYER  
*[Signature]*  
 \_\_\_\_\_  
 FOR CHICAGO TITLE AND TRUST

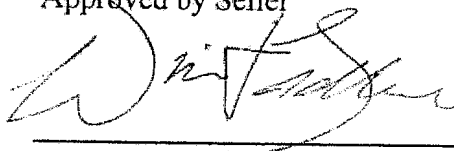
\_\_\_\_\_  
 FOR SELLER  
 \_\_\_\_\_  
 FOR BUYER

## SELLER'S CLOSING STATEMENT

Seller: New Urban Lombard, L.L.C.  
 Buyer: Village of Lombard  
 Property: 11-19 and 21 E. St. Charles, Lombard, IL  
 Date of Contract: October 16, 2008  
 Date of Closing: November 4, 2008

	Debits	Credits
Purchase Price		\$750,000.00
Earnest Money	\$75,000.00	
Real Estate Tax Prorations *		
Based on 115% of 2007 Taxes of \$8,482.92		
2007 Taxes (Both Installments)	PAID	
2008 Taxes (Prorated from 1/1/08 to 11/3/08 308 days)	\$8,209.43	
Total Credits	\$83,209.43	\$750,000.00
Cash to Balance	\$666,790.57	
	\$750,000.00	\$750,000.00

Approved by Seller




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Approved by Purchaser

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\* Subject to reparation within thirty (30 ) days of the issuance of the final 2008 tax bill

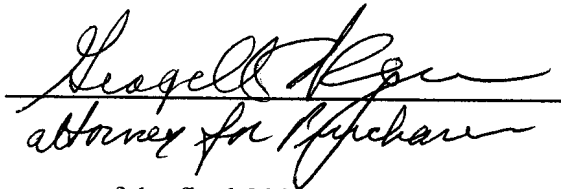
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Approved by Seller

Approved by Purchaser

  
 \_\_\_\_\_  
 attorney for purchaser

\* Subject to reparation within thirty (30 ) days of the issuance of the final 2008 tax bill

## SELLER'S DISBURSEMENTS

Cash to Balance		\$666,790.57
Less:		
Seller's Title Charges	\$1,125.00	
Commitment Update Fee	\$75.00	
Wire Transfer Fee	\$25.00	
Pay off to Harris N.A.	\$700,423.30	
Interest for 6 days at \$79.975262	\$479.85	
Recording Fee for Release	Paid to Lender	
Federal Express Fee	\$25.00	
Recording Fee for Termination	\$62.00	
One-half Escrow Fee	\$475.00	
One-half Gap Fee	\$150.00	
IL State Transfer Stamps	Exempt	
DuPage County Transfer Stamps	Exempt	
Spaceco	\$4,049.00	
	<u>\$706,889.15</u>	<u>\$706,889.15</u>
	Total	
Sales Proceeds		<u>-\$40,098.58</u>
Plus: Earnest Money		\$75,000.00
Net Sales Proceeds		<u>\$34,901.42</u>



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