



**CHICAGO TITLE AND TRUST COMPANY**

1725 S. NAPERVILLE ROAD  
WHEATON, IL 60189

**ESCROW TRUST DISBURSEMENT STATEMENT**

DISBURSEMENT DATE: November 30, 2012

REFER TO: LAURA M. NELSON  
PHONE: (630) 871-3555  
FAX: (630) 871-3592

PARTIES:  
DONNA CAIN  
BRIAN THORPE  
CASH DEAL

ESCROW TRUST NO. DP201263029-001  
TITLE ORDER NO. 01410-020124605

RECEIPTS:

\$ 0.00

DISBURSEMENTS:

01) PRORATIONS/CREDITS - Seller		
TAX PRORATION(1)	3,120.33-	
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TOTAL PRORATIONS	3,120.33-	
PURCHASE PRICE	170,000.00	
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ADJUSTED PURCHASE PRICE	\$166,879.67	\$166,879.67
02) CHICAGO TITLE AND TRUST COMPANY - Seller's Charges		
Re: Title Order No. 01410-020124605		
CPL FEE	50.00	
	-----	
	\$50.00	\$50.00
03) DONNA CRAFT CAIN PC		
LEGAL FEES	325.00	\$325.00
04) SHERRY ROSE WEDEL DELISO		
NET PROCEEDS TO SELLER		\$166,504.67
		=====
05) PRORATIONS/CREDITS - Buyer		
TAX PRORATION(1)	3,120.33	
	-----	
TOTAL PRORATIONS	3,120.33	
PURCHASE PRICE	170,000.00	
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ADJUSTED PURCHASE PRICE	\$166,879.67	\$166,879.67

ESCROW TRUST NO. DP201263029-001  
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06) CHICAGO TITLE AND TRUST COMPANY - Buyer's Charges

Re: Title Order No. 01410-020124605

ESCROW FEE	935.00	
TITLE INSURANCE	1,440.00	
COMMITMENT UPDATE FEE	100.00	
POLICY UPDATE FEE	100.00	
CPL FEE	25.00	
WIRE TRANSFER FEE	35.00	
IL REG FEE	3.00	
RECORDING DEED	53.00	
TRANSFER TAX	170.00	
COUNTY TAX	<del>85.00</del>	
	-----	
	82,946.00	\$2,946.00

07) VILLAGE OF LOMBARD  
TOTAL DISBURSEMENT AMOUNT  
TOTAL BUYER RECEIPTS

\$169,825.67  
\$0.00

AMOUNT DUE FROM BUYER

\$169,825.67  
=====

DISBURSEMENTS APPROVED:

DATE _____	FOR SELLER _____	FOR BUYER _____
DATE _____	FOR LENDER _____	_____
DATE _____	_____	_____
DATE _____	FOR CHICAGO TITLE AND TRUST _____	_____

## Kalke, Denise

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**From:** Fairbairn, Anne  
**Sent:** Thursday, November 29, 2012 3:09 PM  
**To:** Kalke, Denise  
**Subject:** FW: 249 N La Londe  
**Attachments:** Disbursement Statement.pdf

For your files

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**From:** Goldsmith, Carl  
**Sent:** Thursday, November 29, 2012 2:56 PM  
**To:** Sexton, Tim; Fairbairn, Anne; Koehler, Brian; Cunningham, Jamie  
**Subject:** FW: 249 N La Londe

Good Afternoon

I have just received the closing amounts for the 249 N. LaLonde closing scheduled for 11.30.12. Once you execute the wire transfer, please let me know so that I can notify Ryan. Thanks.

Please contact me with questions.

Carl S. Goldsmith  
Director of Public Works  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, Illinois 60148  
630-620-5740  
630-620-5982 fax  
[goldsmith@villageoflombard.org](mailto:goldsmith@villageoflombard.org)

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**From:** Ryan T. Court [<mailto:rtcourt@KTJLAW.com>]  
**Sent:** Thursday, November 29, 2012 2:52 PM  
**To:** Goldsmith, Carl  
**Subject:** RE: 249 N La Londe

Carl,

Donna got in touch with me. She informed me that were scanner broke on Monday and that's the reason she has been delayed. She faxed us the documents, but for some reason or another they came through very slowly. I apologize for this being last second; I wish she had called us on Monday so that we could have avoided being on this time crunch.

You should wire \$170,825.67 per the instructions I previously sent you. That amount includes an extra \$1,000, in case there are adjustments at the closing. When you execute the wire transfer, please confirm with me that the funds will be available at 11am for the closing. If not, I will work with Seller's counsel to adjust the closing time.

I have attached to this email a copy of the disbursement statement. There are two adjustments that need to be made. First, Seller did not properly prorate for 2012 real estate taxes. Her calculations were too low. Second, the transfer taxes need to be removed as the purchase is exempt, because you are a government entity. As such, the final amount paid by the Village will be lower than what is on the attached statement.

If you have any questions or concerns, please let me know.

Ryan T. Court  
KLEIN, THORPE AND JENKINS, LTD.  
20 N. Wacker Drive, Suite 1660  
Chicago, IL 60606  
312.984.6418 (phone)  
312.984.6444 (fax)  
[rtcourt@ktjlaw.com](mailto:rtcourt@ktjlaw.com)

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**From:** Goldsmith, Carl [<mailto:GoldsmithC@villageoflombard.org>]  
**Sent:** Thursday, November 29, 2012 11:09 AM  
**To:** Ryan T. Court  
**Subject:** RE: 249 N La Londe

Ryan

Thank you for the update on the closing statement for 249 N. LaLonde. Please notify me ASAP on the final figures.

I received a request from our Accountant for the final Closing Documents for the property at 115 W. Crystal. Do you have the final paperwork? If so, please provide a copy to the Village for our records.

Carl S. Goldsmith  
Director of Public Works  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, Illinois 60148  
630-620-5740  
630-620-5982 fax  
[goldsmith@villageoflombard.org](mailto:goldsmith@villageoflombard.org)

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**From:** Ryan T. Court [<mailto:rtcourt@KTJLAW.com>]  
**Sent:** Thursday, November 29, 2012 10:33 AM  
**To:** Goldsmith, Carl  
**Cc:** Leslie Schmidt  
**Subject:** 249 N La Londe

Carl,

I have requested the closing statement from Seller's attorney a couple of times this week, but she has not gotten back to me. I left her a voicemail and emailed her this morning, so hopefully she responds soon.

She has provided the wire instructions, which I have attached to this email, but without the closing statement I cannot provide you with the amount that needs to be wired. I will keep you updated throughout the day.

Additionally, I received the Power of Attorney yesterday. Thank you.

Ryan T. Court  
KLEIN, THORPE AND JENKINS, LTD.  
20 N. Wacker Drive, Suite 1660  
Chicago, IL 60606  
312.984.6418 (phone)  
312.984.6444 (fax)  
[rtcourt@ktjlaw.com](mailto:rtcourt@ktjlaw.com)