

**STATE OF ILLINOIS  
DEPARTMENT OF FINANCIAL & PROFESSIONAL REGULATION  
DIVISION OF FINANCIAL INSTITUTIONS**

In the Matter of )  
)  
Committed Title & Escrow Services, Inc., ) No. 08TI102  
Land Service, Inc. and )  
Land Services and Recording )

To: Jeana Wells, President Land Services and Recording  
Committed Title & Escrow Services, Inc. 522 Main Street  
522 Main Street Pecatonica, IL 61063  
Pecatonica, IL 61063

Land Service, Inc.  
522 Main Street  
Pecatonica, IL 61063

**CEASE AND DESIST ORDER**

The DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DIVISION OF FINANCIAL INSTITUTIONS ("Department"), having conducted an examination of facts related to real estate transactions performed by Committed Title & Escrow Services, Inc. ("Committed"), Land Service, Inc. ("LSI"), and Land Services and Recording ("LS&R") pursuant to the Title Insurance Act ("Act"), 215 ILCS 155/1 to /25, hereby issues this order for violations of the Act.

**STATUTORY PROVISIONS**

1. Section 16 of the Act states, in part, "No person, firm, partnership, association, corporation or other legal entity shall act as or hold itself out to be a title insurance agent unless duly registered by a title insurance company with the Director."
2. Section 21(h) of the Act states, in part, "The Secretary may issue a cease and desist order to a title insurance company, agent, or other entity doing business without the required license or registration, when in the opinion of the Secretary, the company, agent, or other entity is violating or is about to violate any provision of this Act or any law or of any rule or condition imposed in writing by the Department."

**FACTUAL FINDINGS**

3. Pacific Northwest Title Insurance Company ("Pacific"), an Illinois licensed title insurance underwriter, and Committed entered into a title insurance underwriting agreement on July 7, 2007.

4. The Department registered Committed as a title agent of Pacific on August 30, 2007.
5. Pacific and Committed mutually terminated the title insurance underwriter agreement between Pacific and Committed by letter of January 30, 2008. See Exhibit A attached.
6. The Department cancelled the registration of Committed as a title agent of Pacific on February 1, 2008.
7. Since February 1, 2008, Committed has not been duly registered as a title agent by a title insurance company with the Director.
8. LSI has never been duly registered as a title agent by a title insurance company with the Director.
9. LS&R has never been duly registered as a title agent by a title insurance company with the Director.
10. The Department has copies of 62 real estate files in which Committed or LSI or LS&R or any combination thereof have performed real estate transactions that can only be performed by a title agent duly registered by a title insurance company with the Director. Examples of documents from two such files are attached as Exhibit B and Exhibit C.

#### **Legal Findings**

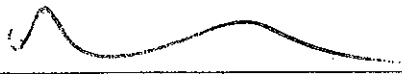
11. Committed, LSI and LS&R violated Section 16 of the Act.

**NOW IT IS HEREBY ORDERED THAT**, pursuant to Section 21(h) of the Act, **Committed, LS&R and LSI shall each immediately Cease and Desist acting as a title insurance agent.**

Pursuant to Section 21.2, in part, of the Act, notice shall be made either personally or by registered or certified mail, return receipt requested, and by sending a copy of the notice by telephone facsimile or electronic mail, if known and operating, and if unknown or not operating, then by regular mail. Service by mail shall be deemed completed if the notice is deposited as registered or certified mail in the post office, postage paid. Committed, LSI or LS&R may request, in writing, a hearing on the Order within 30 days after the date of service.

Dated this 9<sup>th</sup> day of July 2008

Department of Financial and Professional Regulation  
Dean Martinez, Secretary

  
\_\_\_\_\_  
Robert E. Meza, Director  
Division of Financial Institutions

**Committed Title & Escrow Services, Inc.**

**"Committed To Excellence"**

P.O Box 490  
Pecatonica, IL 61063  
815-239-2555 Phone  
815-239-1804 Fax  
E-Mail: orders.ctes@mchsi.com

37-0126  
cancel  
OK -01 -08

January 30, 2008

Paul Wronkoski  
Pacific North Title Co.  
[Address]

VIA EMAIL  
AND U.S. MAIL

**RE: Committed Title Co.**

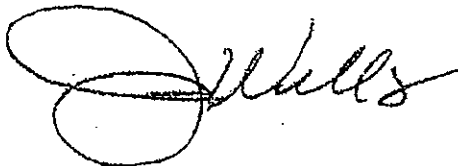
Dear Mr. Wronkowski:

Per our conversations over the last two days, due to changing market conditions, I am writing to advise you that Committed Title agrees to mutually terminate the agency agreement between Pacific North Title and Committed Title. Committed Title requests that you provide it with sufficient time to close any currently open title policies and/or files. In the interim, Committed Title will not open any new files, effective immediately.

Thank you for your continued support and cooperation. If you have any further questions please do not hesitate to contact me.

Very truly yours,

COMMITTED TITLE COMPANY



By: Jeana Wells



**A. Settlement Statement**

U.S. Department of Housing and Urban Development

OMB No. 2502-0265

**B. Type of Loan**  
 1.  FHA 2.  FmHA 3.  Conv Unins 4.  VA 5.  Conv Ins. 6.  Seller Finance  
 6. File Number: USW-080013416pp 7. Loan Number: 2081471 8. Mortgage Ins Case Number: \_\_\_\_\_

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.p.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower: \_\_\_\_\_ E. Name & Address of Seller: \_\_\_\_\_ F. Name & Address of Lender: ComCor Mortgage, a division of Southport Bank, JSAOA, 20510 Watertown Court, Waukesha, WI 53185

G. Property Location: For informational purposes only, the subject land is commonly known as: 628 East 41st Street, Chicago, IL 60653  
 H. Settlement Agent Name: U.S. Worldwide Title Services, L.L.C., 1734 Ogden Avenue, Dowaters Grove, IL 60515 Tax ID: 90-0128401  
 I. Settlement Date: 6/20/2008 Fund: 6/20/2008

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$521,250.00	401. Contract Sales Price	\$521,250.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$20,576.87	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. 2004 Tax Credit		408. 2004 Tax Credit	
109. School property taxes		409. School property taxes	
110. MUD taxes		410. MUD taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$541,826.87	420. Gross Amount Due to Seller	\$521,250.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$1,000.00	501. Earnest money held by seller	\$1,000.00
202. Principal amount of new loan(s)	\$417,000.00	502. Settlement Charges to Seller (line 1400)	\$9,667.03
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Commitment fee		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. Payoff 1st to DVR investment	\$251,031.28
207. Closing Cost Credit	\$10,000.00	507. Closing Cost Credit	\$10,000.00
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. 2004 Tax Credit		512. 2004 Tax Credit	
213. School property taxes		513. School property taxes	
214. MUD taxes		514. MUD taxes	
215. Other taxes		515. Other taxes	
216. RE Taxes 07/01/2007-12/31/2007	\$1,534.53	516. RE Taxes 07/01/2007-12/31/2007	\$1,534.53
217. RE Taxes 01/01/2008-6/20/2008	\$723.12	517. RE Taxes 01/01/2008-6/20/2008	\$723.12
218. Tax Credit	\$2,800.00	518. Tax Credit	\$2,800.00
219.		519.	
220. Total Paid By/For Borrower	\$433,057.65	520. Total Reduction Amount Due Seller	\$276,755.96
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$541,826.87	601. Gross Amount due to seller (line 420)	\$521,250.00
302. Less amounts paid by/for borrower (line 220)	\$433,057.65	602. Less reductions in amt. due seller (line 520)	\$276,755.96
303. Cash From Borrower	\$108,769.22	603. Cash To Seller	\$244,494.04

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. The information requested does not lend itself to confidentiality.

Previous Editions are Obsolete

Form HUD-1 (3/86) Handbook 4305.2



L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$521,250.00	@ % = 5.00	Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701.	to				
702.	to				
703. Commission Paid at Settlement				\$0.00	\$0.00
800. Items Payable in Connection with Loan					
801. Loan Origination Fee	%	to Trust One Mortgage		\$6,500.00	
802. Loan Discount	%	to			
803. Appraisal Fee		to Complete Appraisal	POC (B) \$500.00		
804. Credit Report		to Kroll Factual Data	POC (B) \$9.94		
805. Underwriting Fee		to Southport Bank		\$275.00	
806. Processing Fee		to Trust One Mortgage		\$900.00	
807. Flood Cert Fee		to First American Flood Data	POC (L) \$13.50		
808. Courier		to US WorldWide Title Services, LLC		\$75.00	
809. Administration fee		to Southport Bank		\$350.00	
810. Yield Spread Premium		to Trust One Mortgage	POC (L) \$5,904.72		
900. Items Required by Lender To Be Paid In Advance					
901. Interest from	6/20/2008	to 7/1/2008	@ \$82.83/day	\$911.13	
902. Mortgage Insurance Premium for months		to			
903. Hazard Insurance Premium for 1 year		to Allstate Insurance Company		\$2,944.71	
1000. Reserves Deposited With Lender					
1001. Hazard insurance	3 months @	\$145.39 per month		\$736.17	
1002. Mortgage insurance	months @	\$0.00 per month			
1003. City property taxes	months @	\$0.00 per month			
1004. County property taxes	6 months @	\$255.76 per month		\$1,534.56	
1005. 2004 Tax Credit	months @	\$0.00 per month			
1006. School property taxes	months @	\$0.00 per month			
1007. MUD taxes	months @	\$0.00 per month			
1008. Other taxes	months @	\$0.00 per month			
1009. MIP	0 months @			\$0.00	
1011. Aggregate Adjustment				(\$736.20)	
1100. Title Charges					
1101. Settlement or closing fee		to US WorldWide Title Services, LLC		\$500.00	\$500.00
1102. Abstract or title search		to US WorldWide Title Services, LLC		\$975.00	\$975.00
1103. Title examination		to US WorldWide Title Services, LLC		\$975.00	\$975.00
1104. Title insurance binder		to US WorldWide Title Services, LLC		\$125.00	\$125.00
1105. Document preparation		to US WorldWide Title Services, LLC		\$500.00	\$500.00
1106. Notary fees		to US WorldWide Title Services, LLC		\$500.00	\$500.00
1107. Attorney's fees		to			
(includes above items numbers:		)			
1108. Title insurance		to US WorldWide Title Services, LLC		\$1,759.50	\$2,649.00
(includes above items numbers:		)			
1109. Lender's coverage	\$417,000.00/\$1,759.50				
1110. Owner's coverage	\$521,250.00/\$2,649.00				
1111. Escrow fee		to			
1112. Endorsement		to US WorldWide Title Services, LLC			\$650.00
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed \$150.00; Mortgage \$200.00; Rel \$150.00	to Land Services, Recordings and Fee		\$350.00	\$150.00
1202. City/county tax/stamps	Deed \$260.75; Mortgage	to Land Services, Recordings and Fee			\$260.75
1203. State tax/stamps	Deed \$521.50; Mortgage	to Land Services, Recordings and Fee			\$521.50
1204. Transfer Taxes		to Land Services, Recordings and Fee		\$3,910.00	\$1,564.00
1205. Conveyance Fee		to			
1206. Recording Service		to Land Services, Recordings and Fee			\$350.00
1207.		to			
1300. Additional Settlement Charges					
1301. Survey		to			
1302. Wire transfer fee		to US WorldWide Title Services, LLC			\$100.00
1303. State of Illinois fee		to US WorldWide Title Services, LLC			\$6.00
1304. Courier Fee		to US WorldWide Title Services, LLC			\$200.00
1305. RHSP Fee		to			
1306. Recording		to			
1307. Payoff Water Bill		to Land Services, Recordings and Fee			\$140.78
1308. Payoff		to University of Illinois		\$67.00	
1309. Payoff		to			
1310. Payoff		to			
1311. Payoff		to			
1312. Payoff		to			
1313. Payoff		to			
1314. Payoff		to			
1315. Payoff		to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$20,576.87	\$9,667.03

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

**SETTLEMENT AGENT CERTIFICATION**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Settlement Agent

Date

**Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.**

Previous Editions are Obsolete

Page 3

Form HUD-1 (3/86)  
Handbook 4305.2

**Committed Title & Escrow Services, Inc.  
Issuing Agent For  
Pacific Northwest Title**

Commitment Number: 080704

**SCHEDULE A**

1. Effective Date: May 22, 2008 at 08:00 AM
  
2. Policy or Policies to be issued: Amount
  - (a)  X  Owner's Policy ( ALTA Own. Policy (6/17/06) ) \$ 521,250.00  
Proposed Insured:
  
  - (b)  X  Loan Policy ( ALTA Loan Policy (6/17/06) ) \$ 417,000.00  
Proposed Insured:  
TBD, its successors and/or assigns as their respective interests may appear.
  
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
  
4. Title to the Fee Simple estate or Interest in the land is at the Effective Date vested in:
  
5. The land referred to in the Commitment is described as follows:  
Lot 3 in Nancy F Nickerson's Subdivision of Lots 6 and 7 in Block 6 in Cleaverville Addition being the North 1/2 of the Northeast 1/4 of Section 3, lying East of the Vincennes Road in Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property Commonly Known As: 628 E. 41st St., Chicago, Illinois 60653

Deed Recorded Date: November 13, 2006

**INQUIRIES SHOULD BE DIRECTED TO:**

Committed Title & Escrow Services, Inc.  
522 Main Street, P.O. Box 490  
Pecatonica, IL 61063  
TEL: (815)-239-2555 FAX: (815)-239-1804

By: \_\_\_\_\_  
Committed Title & Escrow Services, Inc.

Pacific Northwest Title Insurance Company, Inc.

Commitment Number: 080704

**SCHEDULE B**

1. Requirements:
  - a. Instrument(s) necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
  - b. Payment of the full consideration to, or for the account of, the grantors or mortgage to be insured.
  - c. Payment of all taxes, charges, assessments levied and assessed against subject premises, which are due and payable.
  - d. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed: that contractor, sub-contractor and materialmen are all paid.
  - e. If coverage over the five standard exceptions is desired, then we must be furnished a current Survey of the subject land and a fully executed ALTA Statement.
  - f. NOTE: This commitment for Title Insurance does NOT constitute a report of title and is not to be relied upon by the Insured(s) or any other party as a title report or the representation of the status of title. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment for Title Insurance, if any, is solely for the benefit of the Company. The sole liability of the Company and/or its Issuing agent hereunder shall be as set forth in the Conditions and Stipulations of this Commitment for Title Insurance. Neither the Company nor its insuring agent shall be liable to the proposed insured(s) or any other party for the claim of alleged negligence, negligent misrepresentation, or any other cause of action in tort connection with this Commitment for Title Insurance.
  - g. Payment and release of mortgage dated January 29, 2008 and recorded May 12, 2008 as Document No. 0813316042 made by \_\_\_\_\_ DVR Investments to secure the amount of \$400,000.00.
  - h. Payment and release of Judgment recorded July 23, 2003 as Document No. 0320401619 in favor of Capital One \_\_\_\_\_ in the amount of \$1,541.22 plus costs.
  - i. Properly executed and recordable Warranty Deed, accompanied by Affidavits and Declarations, if appropriate; From \_\_\_\_\_ use, if any, conveying Fee Simple Title to \_\_\_\_\_.
  - j. Mortgage from \_\_\_\_\_ and spouse, if any to TBD to the secure amount of \$417,000.00.
2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
  1. Defects, liens, encumbrances, adverse claims or other matters if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
  2. Any Owner's Policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.



**SCHEDULE B**  
(Continued)

Commitment Number: 080704

3. Mechanic's, Contractors or Materialmens' liens and lien claims, if any, where no notice thereof appears of public record.
4. Any changes in title occurring subsequent to the effective / commitment date of this commitment and prior to the date of issuance of the title policy.
5. Any changes in title occurring subsequent to the effective / commitment date of this commitment and prior to the date of issuance of the title policy.
6. Rights or Claims of parties in possession.
7. THE PERMANENT PARCEL NUMBERS ARE PROVIDED FOR INFORMATION ONLY. THE COMPANY NEITHER GUARANTEES NOR INSURES THE ACCURACY OR COMPLETENESS THEREOF. YOU ARE ADVISED THAT YOU SHOULD NOT RELY UPON THESE NUMBERS AND SHOULD INDEPENDENTLY VERIFY TAX CODE NUMBERS AND THE STATUS THEREOF. NO LIABILITY IS ASSUMED BY THE COMPANY FOR TAX INCREASES OCCASIONED BY RETROACTIVE REVALUATION OR CHANGES IN LAND USAGE OR LOSS OF ANY HOMESTEAD EXEMPTION STATUS FOR INSURED PREMISES.
8. TAX CODE: 20-03-210-059-0000  
  
TAX AMOUNT: \$3,069.06  
  
Taxes for the first installment of the fiscal year 2007 and subsequent years.
9. Covenants, Conditions, Restrictions, Set Back Lines, Utility Easement Provision Affecting the Land Insured Hereunder.
  - (a) Special taxes or assessments, if any, payable with taxes or to be levied for the current and subsequent years.
  - (b) Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before the Date of the Policy.
- 10.

Pacific Northwest Title Insurance Company, Inc.

Commitment Number: 080704

**SCHEDULE C**  
**PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Lot 3 in Nancy F Nickerson's Subdivision of Lots 6 and 7 in Block 6 In Cleaverville Addition being the North 1/2 of the Northeast 1/4 of Section 3, lying East of the Vincennes Road in Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Land Service, Inc

522 Main St.  
Pecatonica, IL 61063

# Invoice

Date	Invoice #
6/23/2008	05

Bill To
US World Wide Title 1734 Ogden Avenue Downers Grove, IL 60515

Description	Amount
Close Fee (line 1101)	1,000.00
Title Search (line 1102)	975.00
Title Exam (line 1103)	975.00
Document Prep (line 1104)	500.00
Notary Fee (line 1105)	500.00
Recording of Deed & mortgage (line 1201)	500.00
Transfer Fees (lines 1202-1204)	6,256.25
Recording Service Fee (line 1206)	350.00
Courier Fee (line 1304)	200.00
Water Bill (line 1307)	140.78
USW-080013416PN 628 East 41st Street Chicago, IL 60653	<b>Total</b> \$11,397.03

**A. Settlement Statement**

U.S. Department of Housing and Urban Development

OMB No: 2502-0265

**B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input checked="" type="checkbox"/> Conv Units	6. File Number USW-080013376ON	7. Loan Number 3015972494	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower	E. Name & Address of Seller	F. Name & Address of Lender Washington Mutual Bank 3050 Highland Parkway Downers Grove, IL 60515
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G. Property Location For informational purposes only, the subject land is commonly known as: 5331 South Justine Street Chicago, IL 60609	H. Settlement Agent Name U.S. Worldwide Title Services, LLC. 1734 Ogden Avenue Downers Grove, IL 60515 Tax ID: 90-0128401	I. Settlement Date 6/3/2008 Fund: 6/3/2008
---	--	--

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due from Borrower		400. Gross Amount Due to Seller	
101. Contract Sales Price	\$360,000.00	401. Contract Sales Price	\$360,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$14,896.61	403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. 2004 Tax Credit		408. 2004 Tax Credit	
109. School property taxes		409. School property taxes	
110. MUD taxes		410. MUD taxes	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	
120. Gross Amount Due From Borrower	\$374,896.61	420. Gross Amount Due to Seller	\$360,000.00
200. Amounts Paid By Or in Behalf Of Borrower		500. Reductions in Amount Due to Seller	
201. Deposit or earnest money	\$1,000.00	501. Earnest money held by seller	\$1,000.00
202. Principal amount of new loan(s)	\$288,000.00	502. Settlement Charges to Seller (line 1400)	\$10,482.34
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Commitment fee		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506. DVR Investment	\$152,953.21
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City property taxes		510. City property taxes	
211. County property taxes		511. County property taxes	
212. 2004 Tax Credit		512. 2004 Tax Credit	
213. School property taxes		513. School property taxes	
214. MUD taxes		514. MUD taxes	
215. Other taxes		515. Other taxes	
216. R Estate tax credit 07/01/2007-12/31/07	\$1,406.28	516. R Estate tax credit 07/01/2007-12/31/07	\$1,406.28
217. R E Taxes Credit 01/08/2008-06/03/2008	\$597.18	517. R E Taxes Credit 01/08/2008-06/03/2008	\$597.18
218. Close Cost Credit	\$9,000.00	518. Close Cost Credit	\$9,000.00
219. Tax Credit	\$2,800.00	519. Tax Credit	\$2,800.00
220. Total Paid By/For Borrower	\$302,803.46	520. Total Reduction Amount Due Seller	\$178,239.01
300. Cash At Settlement From/To Borrower		600. Cash At Settlement To/From Seller	
301. Gross Amount due from borrower (line 120)	\$374,896.61	601. Gross Amount due to seller (line 420)	\$360,000.00
302. Less amounts paid by/for borrower (line 220)	\$302,803.46	602. Less reductions in amt. due seller (line 520)	\$178,239.01
303. Cash From Borrower	\$72,093.15	603. Cash To Seller	\$181,760.99

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These requirements are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper. The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing the collection of information. Collect this information, and you are not required to display a currently valid OMB control number. This form does not lend itself to confidentiality.

Previous Editions are Obsolete



Form HUD-1 (3/86) Handbook 4305.2

L. Settlement Charges				Paid From	Paid From
700. Total Sales/Broker's Commission based on price		\$360,000.00	@ % = \$0.00	Borrower's	Seller's
Division of Commission (line 700) as follows:				Funds at	Funds at
				Settlement	Settlement
701.					
702.					
703.	Commission Paid at Settlement			\$0.00	\$0.00
800.	Items Payable in Connection with Loan				
801.	Loan Origination Fee	%	to		
802.	Loan Discount	%	to		
803.	Appraisal Fee		to Johnson Appraisal		POC (B) \$600.00
804.	Credit Report		to Kroll Factual Data	\$11.48	
805.	Funding and Review Fee		to Washington Mutual Bank, F.A.	\$625.00	
806.	Payment Processing Fee		to Washington Mutual Bank, F.A.	\$100.00	
807.	Tax Research/Payment Service		to Washington Mutual Bank, F.A.	\$31.00	
808.	Tax Procurement / Tracking		to Washington Mutual Bank, F.A.	\$50.00	
809.	Wire Transfer		to First American	\$35.00	
810.	Flood Determination Fee		to LandAmerica Tax and Flood Services	\$8.00	
811.	Yield Spread Premium		to Providential Bancorp, LTD	\$0.00	POC (L) \$3,600.00
812.	Broker Origination		to Providential Bancorp, LTD	\$720.00	
813.	Processing fee		to Providential Bancorp, LTD	\$295.00	
814.	Broker Administration fee		to Providential Bancorp, LTD	\$500.00	
900.	Items Required by Lender To Be Paid In Advance				
901.	Interest from	6/3/2008	to 6/1/2008 @ \$9.18/day	(\$118.36)	
902.	Mortgage Insurance Premium for months		to		
903.	Hazard Insurance Premium for 1 years		to Allstate Insurance Company	\$3,370.33	
1000.	Reserves Deposited With Lender				
1001.	Hazard insurance	4 months @	\$280.86 per month	\$1,123.44	
1002.	Mortgage insurance	months @	\$0.00 per month		
1003.	City property taxes	months @	\$0.00 per month		
1004.	County property taxes	6 months @	\$244.93 per month	\$1,469.58	
1005.	2004 Tax Credit	months @	\$0.00 per month		
1006.	School property taxes	months @	\$0.00 per month		
1007.	MUD taxes	months @	\$0.00 per month		
1008.	Other taxes	months @	\$0.00 per month		
1009.	MIP	0 months @		\$0.00	
1011.	Aggregate Adjustment			(\$489.86)	
1100.	Title Charges				
1101.	Settlement or closing fee		to US WorldWide Title Services, LLC	\$1,000.00	
1102.	Abstract or title search		to US WorldWide Title Services, LLC		\$975.00
1103.	Title examination		to US WorldWide Title Services, LLC		\$975.00
1104.	Overnights		to US WorldWide Title Services, LLC	\$100.00	\$100.00
1105.	Document preparation		to US WorldWide Title Services, LLC	\$200.00	
1106.	Notary fees		to US WorldWide Title Services, LLC	\$550.00	
1107.	Attorney's fees		to		
	(includes above items numbers:		)		
1108.	Title insurance		to US WorldWide Title Services, LLC	\$1,338.00	\$1,720.00
	(includes above items numbers:		)		
1109.	Lender's coverage	\$288,000.00/\$1,338.00			
1110.	Owner's coverage	\$360,000.00/\$1,720.00			
1111.	Endorsement		to US WorldWide Title Services, LLC	\$650.00	
1112.	Wires		to US WorldWide Title Services, LLC	\$100.00	\$100.00
1113.	State Registration fee		to US WorldWide Title Services, LLC	\$3.00	\$3.00
1114.	Remote Closing Fee		to Eisenhower Tower Closing Service	\$75.00	\$75.00
1200.	Government Recording and Transfer Charges				
1201.	Recording Fees	Deed \$150.00; Mortgage \$200.00; Rel \$200.00	to Land Services and Recordings	\$350.00	\$200.00
1202.	City/County tax/stamps	Deed \$180.00; Mortgage	to Land Services, Recordings and Fee		\$180.00
1203.	State tax/stamps	Deed \$360.00; Mortgage	to Land Services, Recordings and Fee		\$360.00
1204.	Chicago Transfer Taxes		to Land Services, Recordings and Fee	\$2,700.00	
1205.			to		
1206.	Water Certification		to Land Services, Recordings and Fee		\$200.00
1207.			to		
1300.	Additional Settlement Charges				
1301.	Survey		to		
1302.	Wire transfer fee		to		
1303.	State of Illinois fee		to		
1304.	Courier Fee		to		
1305.	RHSP Fee		to		
1306.	Recording Fees		to		
1307.	Payoff 06 Past Due Taxes		to Land Services, Recordings and Fee		\$3,212.55
1308.	Payoff 1st 07 Taxes		to Land Services, Recordings and Fee		\$1,806.28
1309.	Payoff Water Bill		to Land Services, Recordings and Fee		\$515.51
1310.	Payoff		to		
1311.	Payoff		to		
1312.	Payoff		to		
1313.	Payoff		to		
1314.	Payoff		to		
1315.	Payoff		to		
1400.	Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$14,896.61	\$10,482.34

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Paul J. Paul      10/3/08  
Settlement Agent      Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

**Committed Title & Escrow Services, Inc.  
Issuing Agent For  
Pacific Northwest Title**

Commitment Number: 080671

**SCHEDULE A**

1. Effective Date: April 14, 2008 at 08:00 AM
  
2. Policy or Policies to be issued: Amount
  - (a)  X  Owner's Policy ( ALTA Own. Policy (6/17/06) ) \$ 360,000.00  
Proposed Insured:
  
  - (b)  X  Loan Policy ( ALTA Loan Policy (6/17/06) ) \$ 288,000.00  
Proposed Insured:  
Washington Mutual Bank, its successors and/or assigns as their  
respective interests may appear.
  
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
  
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:
  
5. The land referred to in the Commitment is described as follows:  
Lot 36 in Block 1 in New Ashland Subdivision, a Subdivision of the West 1/2 of the Southwest 1/4 of the Southwest 1/4  
Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.  
  
Property Commonly Known As: 5331 South Justine Avenue, Chicago, Illinois 60609  
  
Deed Recorded Date: July 25, 2007

**INQUIRIES SHOULD BE DIRECTED TO:**

Committed Title & Escrow Services, Inc.  
522 Main Street, P.O. Box 490  
Pecatonica, IL 61063  
TEL: (815)-239-2555 FAX: (815)-239-1804

By: \_\_\_\_\_

Committed Title & Escrow Services, Inc.

Commitment Number: 080671

**SCHEDULE B**

1. Requirements:

- a. Instrument(s) necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- b. Payment of the full consideration to, or for the account of, the grantors or mortgage to be insured.
- c. Payment of all taxes, charges, assessments levied and assessed against subject premises, which are due and payable.
- d. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed: that contractor, sub-contractor and materialmen are all paid.
- e. If coverage over the five standard exceptions is desired, then we must be furnished a current Survey of the subject land and a fully executed ALTA Statement.
- f. NOTE: This commitment for Title Insurance does NOT constitute a report of title and is not to be relied upon by the insured(s) or any other party as a title report or the representation of the status of title. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment for Title Insurance, if any, is solely for the benefit of the Company. The sole liability of the Company and/or its issuing agent hereunder shall be as set forth in the Conditions and Stipulations of this Commitment for Title Insurance. Neither the Company nor its insuring agent shall be liable to the proposed insured(s) or any other party for the claim of alleged negligence, negligent misrepresentation, or any other cause of action in tort connection with this Commitment for Title Insurance.
- g. Payment and release of mortgage dated February 1, 2008 and recorded May 12, 2008 as Document No. 0813334086 made by \_\_\_\_\_ DVR Investments to secure the amount of \$302,000.00.
- h. Properly executed and recordable Warranty Deed, accompanied by Affidavits and Declarations, if appropriate, From \_\_\_\_\_ a married man and spouse, if any, conveying Fee Simple Title to Samuel Jordan.
- i. Mortgage from \_\_\_\_\_ spouse, if any, to Washington Mutual Bank to the secure amount of \$288,000.00.

2. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any Owner's Policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof. Any loan policy will contain under Schedule B, Standard Exceptions 1, 2 and 3 unless a satisfactory survey and inspection of the premises is made.



**SCHEDULE B**  
(Continued)

Commitment Number: 080671

3. Mechanic's, Contractors or Materialmens' liens and lien claim s, if any, where no notice thereof appears of public record.
4. Any changes in title occurring subsequent to the ef fective / commitment date of this commitment and prior to the date of issuance of the title policy.
5. Any changes in title occurring subsequent to the ef fective / commitment date of this commitment and prior to the date of issuance of the title policy.
6. Rights or Claims of parties in possession.
7. THE PERMANENT PARCEL NUMBERS ARE PROVIDED FOR INFORMATION ONLY. THE COMPANY NEITHER GUARANTEES NOR INSURES THE ACCURACY OR COMPLETENESS THEREOF. YOU ARE ADVISED THAT YOU SHOULD NOT RELY UPON THESE NUMBERS AND SHOULD INDEPENDENTLY VERIFY TAX CODE NUMBERS AND THE STATUS THEREOF. NO LIABILITY IS ASSUMED BY THE COMPANY FOR TAX INCREASES OCCASIONED BY RETROACTIVE REVALUATION OR CHANGES IN LAND USAGE OR LOSS OF ANY HOMESTEAD EXEMPTION STATUS FOR INSURED PREMISES.
8. TAX CODE:20-08-313-012-0000

TAX AMOUNT:\$2,812.56

Taxes for the first installment of the fiscal year 2006 ARE PAID.

Taxes for the second installment of the fiscal year 2006 ARE PAST DUE AND DELINQUENT.

Taxes for the first installment of the fiscal year 2007 ARE PAST DUE AND DELINQUENT.

9. Covenants, Conditions, Restrictions, Set Back Lines, Utility Easement Provision Affecting the Land Insured Hereunder.
  - (a) Special taxes or assessments, if any, payable with taxes or to be levied for the current and subsequent years.
  - (b) Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the dev elopment or improvement of the Land, whether assessed or charged before the Date of the Policy.
- 10.

Commitment Number: 080671

**SCHEDULE C  
PROPERTY DESCRIPTION**

The land referred to in this Commitment is described as follows:

Lot 36 in Block 1 in New Ashland Subdivision, a Subdivision of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 Section 8, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Land Services & Recording  
 522 Main Street, Pecatonica IL 61063

# Invoice

DATE	INVOICE #
6/5/2008	3

**BILL TO:**  
 5331 South Justine

P.O. NUMBER	TERMS	PROJECT

QUANTITY	DESCRIPTION	RATE	AMOUNT
	Line 1101 Closing Fee	1,000.00	1,000.00 ✓
	Line 1102 Title Search	975.00	975.00 ✓
	Line 1103 Title Exam	975.00	975.00 ✓
	Line 1104 Overnights	200.00	200.00 ✓
	Line 1105 Doc Prep	200.00	200.00 ✓
	Line 1106 Notary Fee	550.00	550.00 ✓
		0.00	0.00
		<b>TOTAL</b>	<b>\$3,900.00</b>