



**First American Title Insurance Company
National Commercial Services**

833 East Michigan St., Suite 550 • Milwaukee, WI 53202

Office Phone:(414)224-1778 Office Fax:(414)224-6188

Settlement Statement

File No: NCS-1096756-MKE
Escrow Officer: Deborah Spaits/DJS
Estimated Settlement Date: 03/09/2022
Disbursement Date:

Property:
 1530 East North Avenue, Milwaukee, WI 53202

Buyer:
 1504 North Ave LLC

Seller:
 First American Exchange Company, LLC as Qualified
 Intermediary for Welcome East Side, LLC
 9519 N River Bend Court, River Hills, WI 53217

Lender:
 Tri City National Bank
 6400 S. 27th Street, Oak Creek, WI 53154

Buyer Charge	Buyer Credit	Description	Seller Charge	Seller Credit
		Consideration		
1,200,000.00		Total Consideration		1,200,000.00
		First Sale Price	1,200,000.00	
		Adjustments		
	10,000.00	Earnest money		
		Prorations		
	2,615.14	2022 Real Estate Tax 01/01/22 to 03/09/22 @\$14,246.64/yr	2,615.14	
	103.69	Water/sewer/storm 12/31/21 to 03/09/22 @\$139.14/qtr	103.69	
		Commission		
		Broker: CBRE		
		Real Estate Commission	43,000.00	
		New Loan(s)		
		Lender: Tri City National Bank		
	1,218,750.00	Loan Amount		
7,185.00		Origination Fee		
250.00		Document Preparation Fee		
1,500.00		Appraisal Fee		
63.00		Property Tax Monitoring Fee		
35.00		Wire Fee		
197,907.00		Funds withheld for Construction		
		Title/Escrow Charges		

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Officer:

Deborah Spaits/DJS

Buyer Charge	Buyer Credit	Description	Seller Charge	Seller Credit
400.00		Closing-Escrow Fee to First American Title Insurance Company National Commercial Services	400.00	
		Document Preparation WI eReturn to First American Title Insurance Company National Commercial Services	100.00	
160.00		Assessment Search to First American Title Insurance Company National Commercial Services	160.00	
30.00		Recording Service Fee to First American Title Insurance Company National Commercial Services		
		Update Fee to First American Title Insurance Company National Commercial Services	75.00	
200.00		Search and Exam Additional parcel to First American Title Insurance Company National Commercial Services		
563.00		Policy-Extended ALTA 2006 Lender's to First American Title Insurance Company National Commercial Services		
		Policy-Extended ALTA 2006 Owner's to First American Title Insurance Company National Commercial Services	1,744.00	
		[WI - GAP] GAP Coverage Commitment -WI to First American Title Insurance Company National Commercial Services	150.00	
30.00		Record Warranty Deed to Milwaukee County Register of Deeds		
30.00		Record Mortgage to Milwaukee County Register of Deeds		
30.00		Record Assignment of Lease and Rents to Milwaukee County Register of Deeds		
		Documentary Transfer Tax-State to Register of Deeds	3,600.00	
		Disbursements Paid		
		Miscellaneous Disbursement		
		Parcel #3201535100 to City of Milwaukee	12,688.15	
76.20		Neighborhood Registration to City of Milwaukee Department of Neighborhood Services		
		VBR Inspection Fee / no entry to City of Milwaukee Department of Neighborhood Services	1,016.00	
	176,990.37	Cash (X From) (To) Buyer		
		Cash (X To) (From) Seller	1,134,348.02	
1,408,459.20	1,408,459.20	Totals	1,200,000.00	1,200,000.00

PLEASE NOTE: A modification of money-transfer or disbursement instructions can be a red flag for Online Banking Fraud and could be a trap for the unwary. Should we knowingly receive such a modification, in the interest of prudence, we may consider it suspect and call a known and trusted phone number to verify its authenticity and accuracy. Your awareness and cooperation in taking appropriate steps to prevent fraud is greatly appreciated.

See Attached Signatures

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BUYER(S):

1504 North Ave LLC, a Wisconsin limited
liability company

By: _____
Name: Ryan Pattee
Title: Company

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SELLER(S):

First American Exchange Company, LLC as
Qualified Intermediary for Welcome East
Side, LLC, a Wisconsin limited liability
company



Danielle Leno, Exchange Officer

Read and Approved by the Following
Exchangers:

Welcome East Side, LLC, a Wisconsin limited
liability company

By: _____
Name: Harjeet Walia
Title: Sole Member