

**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 9th 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.

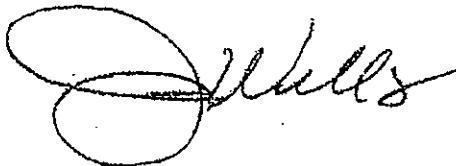
Dear Mr. Wronkowski:

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
 Place of Settlement: 628 East 41st Street, Chicago, IL 60653
 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	620. 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	@ % = 50.00	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	\$260.75	
1203. State tax/stamps	Deed \$521.50; Mortgage to Land Services, Recordings and Fee		\$521.50	\$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	\$350.00	
1207.	to				
1300. Additional Settlement Charges					
1301. Survey	to				
1302. Wire transfer fee	to US WorldWide Title Services, LLC		\$100.00	\$100.00	
1303. State of Illinois fee	to US WorldWide Title Services, LLC		\$6.00	\$6.00	
1304. Courier Fee	to US WorldWide Title Services, LLC		\$200.00	\$200.00	
1305. RHSP Fee	to				
1306. Recording	to				
1307. Payoff Water Bill	to Land Services, Recordings and Fee		\$140.78	\$140.78	
1308. Payoff	to University of Illinois		\$67.00	\$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

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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	Total \$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. Send this information, and you are not required to send it if it displays a currently valid OMB control number. This information 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
701.		to		Settlement	Settlement
702.		to			
705.	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	POC (L) \$3,600.00	\$0.00	
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
		TOTAL	\$3,900.00