

2-10-84 LS

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VETERANS ADMINISTRATION SALES CLOSING STATEMENT		DATE SALE CLOSED 2-13-84	LH NO. 442666
LOAN GUARANTY DIVISION			LOAN MGMT. NO. 28-4-0020355
FIRST - MIDDLE - LAST NAME OF PURCHASER Ellis Jackson (In Severalty)		REGIONAL OFFICE Chicago IL	
FUTURE MAILING ADDRESS OF PURCHASER 907 W. 51st Place Chicago IL 60609 (17031)		ADDRESS OF PROPERTY SOLD 907 W. 51st Place Chicago IL 60609 (17031)	
CLOSING HELD AT OFFICE OF: (Specify) Lovelace Lee Jr. 312-978-2554		ADDRESS AT WHICH CLOSING WAS HELD 746 E. 79th St. Chicago IL 60619	
NAME OF PARTIES IN ATTENDANCE AT CLOSING <i>Lovelace Lee Jr.</i>		DATE ALL ADJUSTMENTS HAVE BEEN COMPUTED 2-13-84	

SECTION A - CREDIT DUE VA

1	PURCHASE PRICE	\$ 10,500.00	
2	NET ADJUSTMENT DUE VA (Transcribed from line 17)	15.00	
3	TOTAL (Add lines 1 and 2)		\$ 10,515.00

SECTION B - CREDIT DUE PURCHASER

4	DEPOSIT WITH CONTRACT OF SALE	\$ 1,050.00	
5	AMOUNT OF MORTGAGE OR BALANCE OF INSTALLMENT CONTRACT	9,450.00	
6	NET ADJUSTMENT DUE PURCHASER (Transcribed from line 18)	366.68	
7	TOTAL (Add lines 4, 5 and 6)		\$ 10,866.68
8	AMOUNT DUE ON ACCOUNT OF PURCHASE PRICE (Line 3 minus line 7)		-351.68
9	LUMP SUM PAYMENT DUE TO TAX AND INSURANCE ACCOUNT *Remit \$1,050.00 Earnest Money		366.68
10	TOTAL REMITTANCE (Add lines 8 and 9)		\$ 15.00

SECTION C - ADJUSTMENTS (for calculation)

		DUE VA	DUE PURCHASER
11	TAXES VA will credit to escrow account cost of 1983 B taxes plus 43 days of 1982 tax based on 1982 bill of \$594.04	\$	\$ 366.68
	$594.04 + 366 \text{ days} = \$1.62 \times 43 = \$69.66$	\$	12.24
	1983 B taxes	\$297.02	86069177
12	SPECIAL LEVIES OR ASSESSMENTS 8-15-84	\$366.68	
13	RENTS		
14	OTHER ITEMS Credit Report	15.00	
14A	INTEREST PAID IN FROM TO	15.00	366.68
15	TOTALS	\$	\$ 125.00
16	LESS		
17	NET ADJUSTMENT DUE VA (Enter on line 2 above)	\$	15.00
18	NET AMOUNT DUE PURCHASER (Enter on line 6 above)	\$	366.68

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SECTION D - TERMS OF LOAN

DATE OF LOAN: 2-13-84
 AMOUNT OF LOAN: \$ 9,450.00
 INTEREST RATE: 10
 DURATION OF LOAN: YEARS AND MONTHS

PAYMENTS ARE DUE: MONTHLY QUARTERLY SEMI-ANNUALLY ANNUALLY

DATE FIRST PAYMENT DUE: 3-1-1984
 DATE FINAL PAYMENT DUE: 2-1-2014

PAYMENTS CONSIST OF:

PRINCIPAL & INTEREST	\$ 82.95
TAXES	\$ 54.42
INSURANCE	\$ 14.63
OTHER (Specify)	
T AND I TOTAL	\$ 69.45
TOTAL INSTALLMENT AMOUNT	\$ 192.00

YIELD: 50.27%

SECTION E - CLOSING INSTRUMENTS

The undersigned sales closer has retained the following closing instruments which are to be recorded and are to be returned as indicated:

DEED MORTGAGE DEED OF TRUST OTHER (Specify)

DATE OF INSTRUMENT: 2-13-84
 TO BE RETURNED TO: FROM VA TO

DATE OF INSTRUMENT: 2-13-84
 TO BE RETURNED TO: FROM VA TO

DEF-01 RECORDING \$13.25
 TRACES FROM 02/19/84 11:00
 #1991 # G * 84 07117

SECTION F - CLOSING STATEMENT

The undersigned sales closer hereby acknowledges the receipt from the purchaser herein of a deposit to be applied to the cost of recording the foregoing instruments which are to be recorded and of USIT stamps and required state and local taxes. Any remaining balance is to be returned to said purchaser with the receipt.

DATE: 2-13-84

SIGNATURE OF VA SALES CLOSER: [Signature]

SIGNATURE OF PURCHASER: [Signature]

AMOUNT OF DEPOSIT: \$ 12,000.00

REMARKS: 2 - Copy of Sales Closing Statement
 2 - Copy of Installment Contract

SECTION G - ADDITIONAL CLOSING INSTRUMENTS

The undersigned sales closer has also retained the following closing instruments which are not to be recorded and which are to be forwarded to the VA:

DATE OF INSTRUMENT: 2-13-84
 TO BE RETURNED TO: FROM VA TO

DATE OF INSTRUMENT: 2-13-84
 TO BE RETURNED TO: FROM VA TO

DEF-01 RECORDING \$13.25
 TRACES FROM 02/19/84 11:00
 #1991 # G * 84 07117

SECTION H - SALES CLOSING STATEMENT

THE ABOVE SALES CLOSING STATEMENT HAS BEEN REVIEWED AND FOUND TO BE IN ORDER.

NAME OF SALES BROKER: [Name]

PERCENTAGE: %
 AMOUNT DUE: \$

BROKER'S COMMISSION: %
 AMOUNT DUE: \$

DATE: 2-13-84

SIGNATURE OF SALES CLOSER: [Signature]

SIGNATURE OF PURCHASER: [Signature]

AMOUNT OF DEPOSIT: \$ 12,000.00

REMARKS: 2 - Copy of Sales Closing Statement
 2 - Copy of Installment Contract

44169098

Chicago 60619 Franklin Ave

Chicago IL 60608 (17021)

Chicago IL 60613

Chicago IL 60608 (17031)