

ERNAT TO CITY OF PERU, an Illinois home rule municipal corporation  
 SUBJECT REAL ESTATE: Lot 2 of Ernat First Commercial Addition, Peru, IL

**COPY**

REAL ESTATE TRANSACTION

December 9, 2019

SALES PRICE \$ 391,620.00

LESS SELLER'S EXPENSES:

2018 Real Estate Taxes - PIN Part of 17-08-400-000 First and Second Installments (\$1,577.44)		PAID
2019 Real Estate Tax - Prorate		PAID BY SELLER WHEN DUE
La Salle County Recorder Illinois Real Estate Transfer Tax		EXEMPT
Duncan & Brandt, P.C. Closing Agent Fee (1/2)	\$ 150.00	
Duncan & Brandt, P.C. Wire Out Fee (Net Proceeds)	\$ 30.00	
Duncan & Brandt, P.C. Attorneys' Title Guaranty Fund, Inc. - Title Expense	\$ 1,633.00	
Accruit, LLC 1031 Exchange Proceeds	\$ 389,807.00	
Duncan & Brandt, P.C. Attorney Fee	POC	

LESS TOTAL EXPENSES PAID BY SELLER \$391,620.00

**NET PROCEEDS PAID TO SELLER \$0.00**

SALES PRICE \$ 391,620.00

PLUS BUYER'S EXPENSES:

Duncan & Brandt, P.C. Closing Agent Fee (1/2)	\$ 150.00	
Duncan & Brandt, P.C. ATGF - Later Date Search Fee	\$ 225.00	
La Salle County Recorder Record (2) Warranty Deeds	\$ 146.00	
	\$ 521.00	
TOTAL EXPENSE PAID BY BUYER	+ \$ 521.00	
<b>TOTAL DUE FROM BUYER</b>	<b>\$ 392,141.00</b>	

*Bernard T. Ernat*  
 Bernard T. Ernat Seller

*Patricia A. Ernat*  
 Patricia A. Ernat Seller

SELLER'S ATTORNEY  
 ATTORNEY VICTORIA M. MUNSON  
 DUNCAN & BRANDT, P.C.

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City of Peru, an Illinois home rule municipal corporation

By: *Scott J. Harl*  
 Scott J. Harl, Its Mayor Buyer

BUYER'S ATTORNEY  
 ATTORNEY SCOTT J. SCHWEICKERT  
 SCHWEICKERT LAW GROUP, LLC

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