

Jennifer Levin, P.A.

19380 Collins Avenue, Suite 1120, Sunny Isles Beach, Florida 33160

Phone 305-785-4323

COMBINED CLOSING STATEMENT

Closing Date:	3/24/22
Proration Date:	3/24/22
Disbursement Date:	3/24/22
BUYER:	City of North Miami Beach, a Florida municipal corporation
SELLER:	Avery's Landing Inc., a Florida corporation
LENDER:	
Closing Agent:	Jennifer Levin, P.A.
Closing Agent File No.:	10064.002
PROPERTY ADDRESS:	Vacant, 1509&1519 NE 159 Terr, North Miami Beach, Florida 33162

Buyer

	DEBIT	CREDIT
Contract sales price	\$800,000.00	
Settlement or closing fee Jennifer Levin, P.A.	\$3,500.00	
Title Insurance Jennifer Levin, P.A.	\$4,075.00	
Recording Fees-Deed Simplifile for Clerk of Circuit Court	\$18.50	
eRecording charge \$4.75/document Simplifile	\$4.75	
Survey Target Surveying, LLC	\$750.00	
Deposit or earnest money		\$150,000.00
County taxes xx1000		\$349.00
County Taxes XX1010		\$349.00
County Taxes xx1020		\$631.01
SUBTOTAL	\$808,348.25	\$151,329.01
CASH FROM BUYER		\$657,019.24
CASH TO BUYER		
TOTAL	\$808,348.25	\$808,348.25

Seller

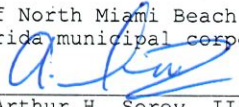
	DEBIT	CREDIT
Contract sales price		\$800,000.00
Payoff of first mortgage loan John Williams, Jr.	\$39,714.61	
County taxes xx1000	\$349.00	
County Taxes XX1010	\$349.00	
County Taxes xx1020	\$631.01	
Settlement or closing fee Jennifer Levin, P.A.	\$500.00	
Abstract or title search Attorneys' Title Fund Services, LLC	\$275.00	
Lien Searches PropLogix	\$300.00	
Recording Fees-Releases Simplifile for Clerk of Circuit Court	\$18.50	
City/county tax/stamps Simplifile for Clerk of Circuit Court	\$3,600.00	
State tax/stamps Simplifile for Clerk of Circuit Court	\$4,800.00	
Master Release from Buyer Simplifile for Clerk of Circuit Court	\$18.50	
eRecording charge \$4.75/document Simplifile	\$14.25	
Prop Tax 2020 07-2217-018-1000 Miami-Dade County Board of County Commissioners	\$1,641.97	
Prop Tax 2021 07-2217-018-1000 Miami-Dade County Board of County Commissioners	\$1,618.20	
Prop Tax 2020 07-2217-018-1010 Miami-Dade County Board of County Commissioners	\$1,641.97	

		DEBIT	CREDIT
Prop Tax 2021 07-2217-018-1010	Miami-Dade County Board of County Commissioners	\$1,618.20	
Prop Tax 2020 07-2217-018-1020	Miami-Dade County Board of County Commissioners	\$3,064.68	
Prop Tax 2021 07-2217-018-1020	Miami-Dade County Board of County Commissioners	\$2,925.82	
Attorney's Fees	Cecily Robinson-Duffie	\$10,499.80	
Record Order of Probate Court	Simplifile for Clerk of Circuit Court	\$35.50	
SUBTOTAL		\$73,616.01	\$800,000.00
CASH FROM SELLER			
CASH TO SELLER		\$726,383.99	
TOTAL		\$800,000.00	\$800,000.00

Buyer

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

City of North Miami Beach
a Florida municipal corporation

By: 
Arthur H. Sorey, III
City Manager

(Corporate Seal)

Seller

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

Avery's Landing Inc.
a Florida corporation

By: _____
Mildred Solomon
President

(Corporate Seal)

This Closing Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Jennifer Levin, P.E.

By: 

Jennifer Levin, President

		DEBIT	CREDIT
Prop Tax 2021 07-2217-018-1010	Miami-Dade County Board of County Commissioners	\$1,618.20	
Prop Tax 2020 07-2217-018-1020	Miami-Dade County Board of County Commissioners	\$3,064.68	
Prop Tax 2021 07-2217-018-1020	Miami-Dade County Board of County Commissioners	\$2,925.82	
Attorney's Fees	Cecily Robinson-Duffie	\$10,499.80	
Record Order of Probate Court	Simplifile for Clerk of Circuit Court	\$35.50	
SUBTOTAL		\$73,616.01	\$800,000.00
CASH FROM SELLER			
CASH TO SELLER		\$726,383.99	
TOTAL		\$800,000.00	\$800,000.00

Buyer

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

City of North Miami Beach
a Florida municipal corporation

By: _____
Arthur H. Sorey, III
City Manager

(Corporate Seal)

Seller

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

Avery's Landing Inc.
a Florida corporation

By: Mildred Solomon
Mildred Solomon
President

(Corporate Seal)

This Closing Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Jennifer Levin, P.A.

By: _____