

Clear Title Group
 ALTA Universal ID: 1042420
 106 Old Court Road
 Suite 205
 Baltimore, MD 21208
 (410) 486-5456

ALTA Buyer's Settlement Statement

File #:	26-5720	Property	3530 Lucille Avenue	Settlement Date	02/27/2026
Print Date & Time:	02/26/2026 at 12:02 PM		Baltimore, MD 21215	Disbursement Date	02/27/2026
	EST	Buyer	JNR investment Properties		
Escrow Officer:	David A Rosenberg		LLC		
Settlement Location:	106 Old Court Road		9521 Dunbrook Court		
	Suite 205		Gaithersburg, MD 20886		
	Baltimore, MD, 21208	Seller	Torn, Inc., erroneously		
			referred to as Tom Inc, a		
			Forfeited Maryland		
			Corporation		
			9817 Marriottsville Road		
			Randallstown, MD 21133		
		Lender			

Description	Buyer	
	Debit	Credit
Financial		
Sale Price of Property	\$10,000.00	
Deposit		\$5,200.00
Prorations/Adjustments		
City/Town Taxes 02/27/2026 to 07/01/2026	\$55.80	
Government Recording and Transfer Charges		
Government recording charges	\$60.00	
Transfer taxes	\$500.00	
Recordation Tax - City (Deed) to Director of Finance	\$250.00	
Commission		
Assignment Fee to TOTAL CASH HOME BUYERS	\$10,000.00	
Assignment Fee to Revolutionary Home Buyers LLC	\$5,000.00	
Title Charges & Escrow / Settlement Charges		
--Settlement or closing fee to Clear Title Group		
Owner's title insurance to Westcor Land Title Insurance Company	\$300.00	
Settlement Fee to Clear Title Group	\$350.00	
Abstract/Title Search (Full) to Clear Title Group	\$225.00	
Title Examination to Clear Title Group	\$375.00	
Document Processing to Clear Title Group	\$150.00	
Title Insurance Binder to Clear Title Group	\$75.00	
Administrative/Processing Fees to Clear Title Group	\$155.00	
Judgement Reports (2) to Clear Title Group	\$30.00	
Lien certificate to Clear Title Group	\$55.00	
Miscellaneous		
Reimburse EMD to TOTAL CASH HOME BUYERS	\$200.00	

	Debit	Credit
Subtotals	\$27,780.80	\$5,200.00
Due from Buyer		\$22,580.80
Totals	\$27,780.80	\$27,780.80

See signature addendum

Signature Addendum

Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.

We/I authorize Clear Title Group to cause the funds to be disbursed in accordance with this statement.

JNR investment Properties LLC, a Maryland Limited Liability Company

Signed by:
By: 

2/26/2026

Jaquelin N. Ramos de la Cruz, Sole Member

Date

 2-27-26
Settlement Agent Date