

# SAMPLE STATUS REPORT

19 S. CHICAGO, HINSDALE

THOMAS & SANDY SMITH (SELLERS) TO PETER & DOROTHY JOHNSON (BUYERS)

Purchase Price: \$1,430,000

Acceptance Date: 01/02/24 ----- Closing Date: 04/19/24

Today's Date: Thursday, February 22, 2024

## PARTIES:

|                   |                 |                         |                |                              |
|-------------------|-----------------|-------------------------|----------------|------------------------------|
| <b>Seller(s):</b> | Thomas & Sandy  | Smith                   | (630) 202-9001 | tsSmith@gmail.com            |
| <b>Realtor:</b>   | Sandra Lawrence | Hinsdale Realty         | (630) 447-6721 | Lawrence@HinsdaleRealty.com  |
| <b>Attorney:</b>  | Robert Schaller | Schaller Law Firm, P.C. | (630) 655-1301 | Schaller@SchallerLawFirm.com |
| <b>Buyer(s):</b>  | Peter & Dorothy | Johnson                 | (312) 435-4457 | pdJohnson@yahoo.com          |
| <b>Realtor:</b>   | Cheryl Baker    | ChicagoFinest Realty    | (312) 556-3432 | Baker@ChicagoFinest.com      |
| <b>Attorney:</b>  | tba             |                         |                |                              |

## EXECUTIVE STATUS SUMMARY:

|  |                                 |
|--|---------------------------------|
| <b>Schaller Engagement Letter Signed</b> | completed                       |
| <b>Earnest Money</b>                     | \$25,000 received               |
| <b>Attorney Review</b>                   | completed                       |
| <b>Home Inspection</b>                   | completed                       |
| <b>Buyer Applied for Mortgage</b>        | completed                       |
| <b>Power of Attorney</b>                 |                                 |
| <b>Village Inspection</b>                | completed                       |
| <b>Survey</b>                            | ordered                         |
| <b>Closing Documents</b>                 | completed                       |
| <b>Title Commitment</b>                  | completed                       |
| <b>Contingency: Buyer's Mortgage</b>     | Contingency expires on 04/01/24 |
| <b>Contingency: Buyer's Sale of Home</b> | Contingency expires on 04/06/24 |

### *SCHALLER LAW FIRM ENGAGEMENT LETTER SIGNED*

1. 01/02/24. Schaller tendered engagement letter to Seller.
2. 01/03/24. Seller signs engagement letter.
3. 01/03/24. Engagement letter task completed.

### *EARNEST MONEY*

1. 01/04/24. Realtor Sandra Lawrence confirms that buyer paid earnest money.
2. 01/04/24. Earnest money task completed.

### *ATTORNEY REVIEW*

1. 01/03/24. Schaller tenders attorney review letter to buyer's attorney.
2. 01/05/24. Buyer's attorney tenders attorney review letter to Schaller.
3. 01/05/24. Schaller tenders buyer's attorney review letter to Seller.
4. 01/06/24. Schaller and Buyer's attorney come to agreement.
5. 01/06/24. Schaller tender's agreement to Seller to sign.
6. 01/07/24. Seller and buyer sign attorney review agreement.
7. 01/07/24. Attorney review task completed.

### *HOME INSPECTION*

1. 01/08/24. Buyer's attorney tenders inspection demand for closing credits.
2. 01/08/24. Schaller tenders inspection demand to Seller.
3. 01/09/24. Seller agrees to provide closing credits.
4. 01/09/24. Schaller tender's agreement for closing credits to Seller for signature.
5. 01/09/24. Seller signs closing credits agreement.
6. 01/09/24. Schaller tenders closing credits agreement to buyer's attorney.
7. 01/09/24. Home inspection task completed.

### *POWER OF ATTORNEY*

1. 01/13/24. Schaller tenders power of attorney to Seller for review.

2. 01/15/24. Schaller meets with Seller at home. Seller's sign power of attorney.
3. 01/15/24. Power of attorney task completed.

#### *BUYER APPLIED FOR MORTGAGE*

1. 01/12/24. Buyer provides notice that loan application has been made.
2. 01/12/24. Schaller tenders buyer's notice to Seller.
3. 01/12/24. Buyer's mortgage application task completed.

#### *VILLAGE INSPECTION*

1. No inspection required.

#### *PLAT OF SURVEY*

1. 01/13/24. Schaller ordered plat of survey.
2. 02/02/24. Survey task received.
3. 02/02/24. Plat of survey task completed.

#### *CLOSING DOCUMENTS*

1. 01/13/24. Schaller completed closing documents, except closing statement – which cannot be completed until buyer's attorney provides mortgage expense information.

#### *TITLE COMMITMENT*

1. 01/13/24. Schaller ordered title commitment.
2. 02/04/24. Title commitment finalized.
3. 02/04/24. Schaller tendered title commitment to Buyer's attorney.
4. 02/04/24. Title commitment task completed.

#### *CONTINGENCY: BUYER'S MORTGAGE LOAN*

1. Waiting for contingency to expire on 04/01/24.

*CONTINGENCY: BUYER'S SALE OF HOME*

1. Waiting for contingency to expire on 04/06/24.

*MISCELLANEOUS NOTES*

1. Seller to provide Schaller with bank wiring instructions for sales proceeds to be tendered at closing.