

CLOSING STATEMENT

IRWIN S. IZEN  
357 VETERANS MEMORIAL HIGHWAY  
COMMACK, NEW YORK 11725  
(631) 543-3167  
fax (631) 543-3187  
Email: [izenlaw@aol.com](mailto:izenlaw@aol.com)

Date: 6/27/18

PROPERTY: 604 Doane Avenue, Bellport

Seller: THE SUFFOLK COUNTY LANDBANK CORPORATION

Purchasers: Rebecca K. Webb

Attorney for Sellers: Irwin S. Izen, Esq.

Attorney for Purchasers: Rebecca Langweber, Esq.

Title Company: Olympus 2708

Title Closer: Michael Slotnick

Bank Attorney: Brian Schechter, for Berger, Fischhoff, et. al.

Real Estate Broker(s): Frank Failla, Keller Williams  
Edith Pena, CDC and William Achnitz, CDC

Others: Edith Pena, CDC, William Achnitz, CDC

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Purchase Price		\$	175,000.00
Downpayment	\$	3,000.00	
Taxes 6/27-11/30			2,333.11(net re-levy adj)
Total Due Seller			177,333.11
Total Purchaser's Credits			<u>3,000.00</u>
Balance due Seller			174,333.11
Payable:			
Mortgage Proceeds	\$	105,731.25	
SONYMA Grant		20,000.00	
HSBC no. 102703299		36,000.00	AHC Grant
CHASE no. 9872515815		<u>12,601.86</u>	
Total Paid to Seller		174,333.11	

## DISBURSEMENTS

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LEGAL FEE- Irwin S. Izen \$ 1,500.00  
(invoice attached)

### BROKERS:

Listing: KELLER WILLIAMS \$ 3,500.00

Selling: Exit Realty Achieve \$ 3,500.00

Net to Landbank : \$ 168,833.11

# IRWIN S. IZEN

Attorney at Law

357 Veterans Memorial Highway  
Commack, New York 11725

(631) 543-3167

Fax (631) 543-3187

Email: [izenlaw@aol.com](mailto:izenlaw@aol.com)

June 27, 2018

SUFFOLK COUNTY LANDBANK CORPORATION

H. Lee Dennison Building

100 Veterans Memorial Highway

Hauppauge, NY 11788

For Professional Services Rendered

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*Sale of 604 Doane Street, Bellport, NY 11713*

Review of Landbank acquisition documentation, preparation of the contract of sale, review of title report, communication with purchaser's attorney, title company, Suffolk County Landbank and lender's attorney.

Communication with Town of Brookhaven regarding rubbish re-levy on taxes and clearance of same with Law Department.

Preparation of preparation of bargain and sale deed, transfer gains tax affidavit, and RP 5217 equalization form.

Attendance at the closing held June 27, 2018 and review of documentation executed thereat.

..... \$ 1,500.00

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



**CASHIER'S CHECK**

9872515815 25-3  
440

Date 06/27/2018

Void after 7 years

Remitter: REBECCA K WEBB

Pay To: The SUFFOLK COUNTY LANDBANK CORP.  
Order Of:

Pay: TWELVE THOUSAND SIX HUNDRED  
ONE DOLLAR AND 86 CENTS

\*\* 12,601.86 \*\*

Do not write outside this box

Memo: \_\_\_\_\_

Note: For information only. Comment has no effect on bank's payment.

Drawer: JPMORGAN CHASE BANK, N.A.

Ryan A. Crowley, Managing Director  
JPMorgan Chase Bank, N.A.  
Columbus, OH



⑈ 9872515815 ⑆ ⑆ 044000037 ⑆ 758661433 ⑆



HOLD DOCUMENT UP TO THE LIGHT TO VIEW THE WATERMARK

CASHIER'S CHECK

Branch 001

No. 102703299

COMMONWEALTH DEVELOPMENT CORP. OF LI  
REMITTER

DATE

50-125  
228

PAY

USD THIRTY SIX THOUSAND ONLY

\$ 36,000.00  
U.S. DOLLARS

TO THE ORDER OF

ROFFOLK COUNTY LANDS AND  
CORPORATION

Drawer: HSBC Bank USA, N.A.  
TWO SIGNATURES REQUIRED FOR AMOUNT \$50,000 AND ABOVE

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

18549 MP

Payable through HSBC Bank USA, N.A.



⑆ 102703299⑆ ⑆ 022301253⑆ 713011556⑆

**CHASE**  
 JPMorgan Chase Bank, N.A.  
 www.Chase.com  
 1-2/210

**BERGER, FISCHOFF & SHUMER, LLP**  
 ATTORNEY SPECIAL ACCOUNT  
 IOLA ACCOUNT  
 6901 JERICHO TURNPIKE, STE. 230  
 SYOSSET, NY 11791

Security Features. Details on back  
 June 27, 2018

PAY TO THE ORDER OF Suffolk County Landmark Corp.  
Ninety eight thousand seven hundred thirty one dollars and eight cents DOLLARS  
 \$98731.68  
 MEMO Webb/Freedom AUTHORIZED SIGNATURE [Signature]

⑈001159⑈ ⑆021000021⑆ 103098791⑈

**IRWIN S. IZEN, ATTORNEY AT LAW**  
 ATTORNEY'S IOLA ACCOUNT  
 357 VETERAN'S MEMORIAL HIGHWAY  
 COMMACK, NY 11725

4850

DATE 6/27/18 50791/214

PAY TO THE ORDER OF The Suffolk County Landbank Corp.  
Three thousand and no/100 DOLLARS \$ 3,000.00

**Capital One Bank**  
 Capital One, N.A.

FOR 604 Dave Ave [Signature]

⑈001850⑈ ⑆0214079121075277 96010⑈

# **KW GREATER NASSAU**

KELLERWILLIAMS REALTY

400 Garden City Plaza, Suite 438  
Garden City NY 11530  
516-783-8100  
LIC # 10491204457

It is agreed that Keller Williams Realty of Greater Nassau brought about the sale  
of property

located at:

**Property Address: 604 Doane Ave Bellwort NY 11713**

The commission is per agreement: of 2% of the purchase price of \$175,000

Payable as follows:

**Keller Williams Realty of Greater Nassau \$3500**

The commission is due only if and when title passes, except by willful default on  
the part of the seller, including failure to sign the contract of sale. Said commission  
shall be payable only by certified check, bank check or attorney's escrow check  
upon closing of title.

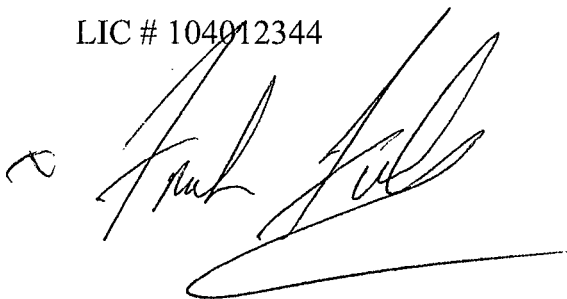
The seller directly or through their attorney will notify broker of the time and place  
of closing forty-eight (48) hours prior to said closing.

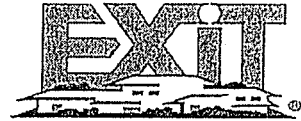
Approved by:

Keller Williams Realty of Greater Nassau Approved by:

Agent: Frank Failla

LIC # 104012344

A handwritten signature in black ink, appearing to read 'Frank Failla', with a long horizontal flourish underneath. To the left of the signature is a small handwritten mark resembling a cursive 'e'.



EXIT REALTY ACHIEVE  
956 W Jericho Turnpike  
Smithtown, NY 11787

# Commission Bill

Date: 2/27/18

Buyer(s) Name(s): Rebecca Webb

Seller(s) Name(s): CDC L.I.

Property Address: 604 Doane Av Bellport, NY 11713  
MLS# 2986606

For services rendered on the above captioned property:

Sale Price Of Property: \$ 175,000

Commission Due To EXIT Realty Achieve Brokerage: \$5,250.-

Total Commission Due:

EXIT Agent Name: Mike Ferrara

EXIT Agent License Number: 10401300078

EXIT Brokerage License Number: 10491201004

Please make checks payable to EXIT Realty Achieve

EXIT Realty Achieve  
956 West Jericho Turnpike, Smithtown -- NY  
631.543.2009