

Midwest Title LLC  
 1700 West Big Beaver Road  
 Suite 350  
 Troy, MI 48084  
 (248) 791-2110

ALTA Seller's Settlement Statement

<b>File #:</b>	MTL-21-11083	<b>Property</b>	15841 Wisconsin Street	<b>Settlement Date</b>	08/11/2021
<b>Prepared:</b>	08/11/2021		Detroit, MI 48238	<b>Disbursement Date</b>	08/11/2021
<b>Escrow Officer:</b>		<b>Buyer</b>	Bar Holding USA LLC and MH Real Estate Fortune LLC		
		<b>Seller</b>			
		<b>Lender</b>	WAITING FOR UNDERWRITER APPROVAL		

Description	Seller	
	Debit	Credit
<b>Primary Charges &amp; Credits</b>		
Sales Price of Property		\$40,000.00
<b>Prorations/Adjustments</b>		
City/Town Taxes 08/11/2021 to 06/30/2022		\$1,053.28
County Taxes 08/11/2021 to 11/30/2021		\$34.68
<b>Loan Charges</b>		
Wire Fee (\$30.00 per wire) to Midwest Title LLC	\$30.00	
<b>Government Recording and Transfer Charges</b>		
Transfer Tax (County Deed Taxes) to Wayne County Register of Deeds	\$44.00	
Transfer Tax (State Deed Taxes) to Wayne County Register of Deeds	\$300.00	
<b>Commissions</b>		
Listing Agent Commission to Keller Williams - Great Lakes	\$1,500.00	
Selling Agent Commission to Keller Williams - Great Lakes	\$1,000.00	
<b>Title Charges</b>		
Title - Settlement Fee to Midwest Title LLC	\$350.00	
Title - Owner's Title Policy to Westcor Land Title Insurance Company	\$375.00	
<b>Miscellaneous Charges</b>		
Seller's Transaction Fee to Keller Williams - Great Lakes	\$495.00	
Water Escrow to Midwest Title LLC	\$500.00	
	<b>Debit</b>	<b>Credit</b>
<b>Subtotals</b>	<b>\$4,594.00</b>	<b>\$41,087.96</b>
Due to Seller	\$36,493.96	
<b>Totals</b>	<b>\$41,087.96</b>	<b>\$41,087.96</b>

See signature addendum

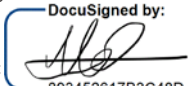
# Signature Addendum

## 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 Midwest Title LLC to cause the funds to be disbursed in accordance with this statement.

Global CG LLC, a Delaware Limited Liability Company

DocuSigned by:  
  
By: \_\_\_\_\_ 8/11/2021  
Peter Ivanitsov, Authorized Agent \_\_\_\_\_ Date

\_\_\_\_\_  
Broker: \_\_\_\_\_ Date

\_\_\_\_\_  
Settlement Agent \_\_\_\_\_ Date

CORRECTED (if checked)

FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number  <b>Midwest Title LLC</b> <b>1700 West Big Beaver Road</b> <b>Suite 350</b> <b>Troy, MI 48084</b> <b>United States of America</b> <b>(248) 791-2110</b>		1 Date of closing <b>August 11, 2021</b>	OMB No. 1545-0997  <b>2021</b>  Form <b>1099-S</b>	<b>Proceeds From Real Estate Transactions</b>
		2 Gross proceeds  <b>\$40,000.00</b>		
FILER'S TIN <b>84-2001012</b>	TRANSFEROR'S TIN	3 Address (including city, state, and ZIP code) or legal description <b>15841 Wisconsin Street</b> <b>Detroit, MI 48238</b>		<b>Copy B For Transferor</b>  This is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.
TRANSFEROR'S name  <b>Global CG, LLC</b> Street address (including apt. no.)		4 Transferor received or will receive property or services as part of the consideration (if checked) . . . . ▶ <input type="checkbox"/>		
City or town, state or province, country, and ZIP or foreign postal code		5 If checked, transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) . . . . . ▶ <input type="checkbox"/>		
Account number (see instructions) <b>MTL-21-11083</b>		6 Buyer's part of real estate tax <b>\$1,087.96</b>		

Form **1099-S**

(keep for your records)

[www.irs.gov/Form1099S](http://www.irs.gov/Form1099S)

Department of the Treasury - Internal Revenue Service

## Instructions for Transferor

For sales or exchanges of certain real estate, the person responsible for closing a real estate transaction must report the real estate proceeds to the IRS and must furnish this statement to you. To determine if you have to report the sale or exchange of your main home on your tax return, see the Instructions for Schedule D (Form 1040). If the real estate was not your main home, report the transaction on Form 4797, Form 6252, and/or the Schedule D for the appropriate income tax form. If box 4 is checked and you received or will receive like-kind property, you must file Form 8824.

**Federal mortgage subsidy.** You may have to recapture (pay back) all or part of a federal mortgage subsidy if **all** the following apply.

- You received a loan provided from the proceeds of a qualified mortgage bond or you received a mortgage credit certificate.
- Your original mortgage loan was provided after 1990.
- You sold or disposed of your home at a gain during the first 9 years after you received the federal mortgage subsidy.
- Your income for the year you sold or disposed of your home was over a specified amount.

This will increase your tax. See Form 8828 and Pub. 523.

**Transferor's taxpayer identification number (TIN).** For your protection, this form may show only the last four digits of your TIN (social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN)). However, the issuer has reported your complete TIN to the IRS.

**Account number.** May show an account or other unique number the filer assigned to distinguish your account.

**Box 1.** Shows the date of closing.

**Box 2.** Shows the gross proceeds from a real estate transaction, generally the sales price. Gross proceeds include cash and notes payable to you, notes assumed by the transferee (buyer), and any notes paid off at settlement. Box 2 does not include the value of other property or services you received or will receive. See *Box 4*.

**Box 3.** Shows the address or legal description of the property transferred.

**Box 4.** If checked, shows that you received or will receive services or property (other than cash or notes) as part of the consideration for the property transferred. The value of any services or property (other than cash or notes) is not included in box 2.

**Box 5.** If checked, shows that you are a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust).

**Box 6.** Shows certain real estate tax on a residence charged to the buyer at settlement. If you have already paid the real estate tax for the period that includes the sale date, subtract the amount in box 6 from the amount already paid to determine your deductible real estate tax. But if you have already deducted the real estate tax in a prior year, generally report this amount as income on the "Other income" line of Schedule 1 (Form 1040). For more information, see Pub. 523, Pub. 525, and Pub. 530.

**Future developments.** For the latest developments related to Form 1099-S and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/Form1099S](http://www.irs.gov/Form1099S).

**FreeFile.** Go to [www.irs.gov/FreeFile](http://www.irs.gov/FreeFile) to see if you qualify for no-cost online federal tax preparation, e-filing, and direct deposit or payment options.

VOID  CORRECTED

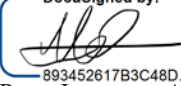
FILER'S name, street address, city or town, state or province, country, ZIP or foreign postal code, and telephone number  <b>Midwest Title LLC</b> <b>1700 West Big Beaver Road</b> <b>Suite 350</b> <b>Troy, MI 48084</b> <b>United States of America</b> <b>(248) 791-2110</b>		1 Date of closing <b>August 11, 2021</b>	OMB No. 1545-0997  <b>2021</b> Form <b>1099-S</b>	<b>Proceeds From Real Estate Transactions</b>
		2 Gross proceeds  <b>\$40,000.00</b>		
FILER'S TIN <b>84-2001012</b>	TRANSFEROR'S TIN	3 Address (including city, state, and ZIP code) or legal description  <b>15841 Wisconsin Street</b> <b>Detroit, MI 48238</b>		<b>Copy C For Filer</b>  For Privacy Act and Paperwork Reduction Act Notice, see the <b>2021 General Instructions for Certain Information Returns.</b>
TRANSFEROR'S name  <b>Global CG, LLC</b> Street address (including apt. no.)		4 Check here if the transferor received or will receive property or services as part of the consideration <input type="checkbox"/>		
City or town, state or province, country, and ZIP or foreign postal code		5 Check here if transferor is a foreign person (nonresident alien, foreign partnership, foreign estate, or foreign trust) <input type="checkbox"/>		
Account number (see instructions) <b>MTL-21-11083</b>		6 Buyer's part of real estate tax <b>\$1,087.96</b>		

Form **1099-S**

www.irs.gov/Form1099S

Department of the Treasury – Internal Revenue Service

Dated: 8/11/2021

Glo DocuSigned by: laware Limited Liability Company  
 By:   
 893452617B3C48D...  
 Peter Ivantsov, Authorized Agent

## Instructions for Filer

To complete Form 1099-S, use:

- The 2021 General Instructions for Certain Information Returns, and
- The 2021 Instructions for Form 1099-S.

To order these instructions and additional forms, go to [www.irs.gov/Form1099S](http://www.irs.gov/Form1099S).

**Caution:** Because paper forms are scanned during processing, you cannot file Forms 1096, 1097, 1098, 1099, 3921, or 5498 that you print from the IRS website.

**Due dates.** Furnish Copy B of this form to the transferor by February 15, 2022.

File Copy A of this form with the IRS by February 28, 2022. If you file electronically, the due date is March 31, 2022. To file electronically, you must have software that generates a file according to the

specifications in Pub. 1220. The IRS does not provide a fill-in form option for Copy A.

**Foreign transferors.** Sales or exchanges involving foreign transferors are reportable on Form 1099-S. For information on the transferee's responsibility to withhold income tax when a U.S. real property interest is acquired from a foreign person, see Pub. 515.

**Need help?** If you have questions about reporting on Form 1099-S, call the information reporting customer service site toll free at 866-455-7438 or 304-263-8700 (not toll free). Persons with a hearing or speech disability with access to TTY/TDD equipment can call 304-579-4827 (not toll free).



**BILL OF SALE**

KNOW ALL BY THESE PRESENTS, THAT

**Global CG, LLC**

hereinafter called the "Seller," for and in consideration of **\$40,000.00**, the receipt whereof is hereby acknowledged, do by these presents, grant, bargain, sell and convey to

**Bar Holding USA LLC and MH Real Estate Fortune LLC**

herein called the "Purchasers," the personal property described as follows:

**All pre-printed items listed on purchase agreement and**

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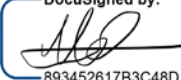
Seller warrant that these items are on the property located at

**15841 Wisconsin Street, Detroit, MI 48238**

And the Seller do, for their heirs, executors and administrators, covenant and agree to warrant and defend the title to the property goods and chattels hereby conveyed against the just and lawful claims and demands of all persons whomsoever.

The Seller, being duly sworn, depose and say that they is the Seller named in the within Bill of Sale, that they have knowledge of the facts, and that the consideration of said instrument was actual and adequate, and that the same was given in good faith for the purpose therein set forth, and not for the purpose of security or for defrauding creditors of the Seller or subsequent purchasers.

Global CG LLC, a Delaware Limited Liability Company      Date: 08/11/2021

By:  \_\_\_\_\_  
893452617B3C48D...  
Peter Ivantsov, Authorized Agent

## Title Insurance Affidavit

**To:** Westcor Land Title Insurance Company  
**Property Address:** 15841 Wisconsin Street, Detroit, MI 48238

The undersigned owner of the above property does under oath depose and say that:

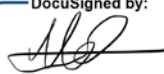
1. There is no person to whom a debt is due for labor or materials furnished in the erection, alteration, repair, or removal of a building or structure upon said property by virtue of an agreement with, or by the consent of the undersigned, or of a person having authority from or rightfully acting for the undersigned in performing or furnishing such labor or materials for work actually performed during the past 93 days, including the date hereof.
2. At the date hereof there are no tenants or other parties who are in possession or who have the right to be in possession of said property (except as shown below):  
  
\_\_\_\_\_
3. Neither the property nor any use thereof is in violation of restrictive covenants, if any, affecting the property.
4. All bills for municipal light plant service charges which could become liens have been paid.
5. No security interest which secures payment or the performance of any obligation has been given by the undersigned, or to the knowledge of the undersigned, in any personal property or fixtures placed upon or installed in said property.

This affidavit is made for the purpose of inducing the Title Insurance Company to insure the mortgage on said property and the undersigned agrees to indemnify and hold harmless the Title Insurance Company from any loss resulting from reliance upon the truth and accuracy of the statements contained herein.

Signed under the penalty of perjury this 11th day of August, 2021.



Global CG, LLC a Delaware Limited Liability Company

DocuSigned by:  
  
By: \_\_\_\_\_  
893452617B3C48D...  
Peter Ivantsov, Authorized Agent



**WATER/SEWER ESCROW**

File No. **MTL-21-11083**

DATE: **August 11, 2021**

PROPERTY ADDRESS: **15841 Wisconsin Street, Detroit, MI 48238**

SELLER: **Global CG, LLC**

PURCHASERS: **Bar Holding USA LLC and MH Real Estate Fortune LLC**

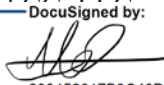
It is understood and agreed that **Midwest Title LLC**, Escrow Agent, is withholding from the proceeds \$500.00 to be held in escrow until receipt of a PAID final water/sewer bill. Upon receipt of said PAID final water/sewer bill, the above amount will be refunded to Seller.

If Escrow Agent should receive a final water/sewer bill that is UNPAID, it is understood that Escrow Agent will pay the final water/sewer bill to the water department and return the difference, if any, to the undersigned Seller. If the funds withheld are not sufficient to pay the unpaid bill, Seller hereby agree to pay the additional amount owing to the Escrow Agent and Escrow Agent will pay the water/sewer bill in full.

In the event a final water/sewer bill cannot be ordered, an actual reading of the meter must be submitted, and the bill will then be prorated as of date of August 11, 2021 and disbursed according to same. It is then understood that a water/sewer bill based on an actual reading should be substituted for the "final water/sewer bill" terminology in the rest of this agreement.

It is understood that Escrow Agent is acting as a depository of funds and has no responsibility, implied or otherwise, for obtaining a final water bill. However, if Escrow Agent does not receive a final water/sewer bill within 60 days of August 11, 2021, Escrow Agent may, at its option, obtain a final water/sewer bill and pay the water department, deducting from escrowed funds any expenses reasonably incurred in so doing. Remaining funds, if any, will be returned to the Seller . As above, if funds withheld are not sufficient, Seller hereby agree to pay the additional amount owing to the Escrow Agent.

Global CG LLC, a Delaware Limited Liability Company      Date: 8/11/2021

By:   
893452617B3C48D...  
Peter Ivantsov, Authorized Agent

Bar Holding USA LLC, a Michigan Limited Liability Company    Date:

By: \_\_\_\_\_  
Shai Bar, Signer

MH Real Estate Fortune LLC, a Michigan Limited Liability Company    Date:

By: \_\_\_\_\_  
Menachem Klier, Member

By: \_\_\_\_\_  
Erica Coleman, Member

Accepted By: \_\_\_\_\_

Address: 1700 West Big Beaver Road, Suite 350, Troy, MI 48084

Seller Forwarding Address:



**Closing Date:** 11th day of August, 2021  
**Seller(s):** Global CG, LLC  
**Purchaser(s):** Bar Holding USA LLC MH Real Estate Fortune LLC  
**File Number:** MTL-21-11083  
**Property Address:** 15841 Wisconsin Street, Detroit, MI 48238

### **CLOSING AGREEMENT**

In signing this agreement, the undersigned parties, Purchaser and Seller (collectively referred to as “we”), acknowledge and agree that Midwest Title LLC, in its capacity as closing agent, will be relying upon information provided to it by Purchaser, Seller, lenders, creditors and taxing authorities, in both oral and written format, that may be subject to audit and revision by the parties providing the amounts due, when payment is received. Some of the most common reasons for changes in the payoff amounts are taxes and insurance payments made subsequent to the date of the payoff statement, reliance upon checks that are later returned unpaid, and inaccurate computation of an amount due by the party or entity providing the information. Midwest Title LLC has made every effort to verify the accuracy of any amounts due and owing, but this is often not possible and still remains subject to revision when payment is received and/or amounts become owing.

For the reasons as stated above, Midwest Title LLC requires assurance that any and all payoff shortage resulting from misinformation furnished to it by an outside source (this includes the undersigned parties) and/or error of any party, will be promptly paid by the person or persons responsible for the debt (the undersigned parties). This includes but is not limited to amounts owing but not collected at closing and/or any other amounts that become due and owing and are the responsibility of Purchaser or Seller.

Furthermore, the undersigned parties hereby warrant, represent and agree to the following:

1. That within the last 60 (sixty) days, Purchaser and Seller have not stopped payment or otherwise caused any check written to any taxing authority or creditor involved in this transaction to not be honored and paid by any banking institution.
2. That subsequent to this closing, Purchaser and Seller will not cause any check written to any taxing authority or creditor involved in this transaction to not be honored and unpaid by any banking institution.
3. In the event that there is a shortage in the amount collected to pay off any item required to be paid out of the proceeds of this transaction, or there is an amount due pursuant to a tax, assessment, bill or invoice, Purchaser and Seller will immediately, upon proof of the additional amount due, either pay the amount in question or reimburse Midwest Title LLC if it has made the payment on either of our behalf. Furthermore, in the event the amount advanced by Midwest Title LLC is turned over to a collection agency and/or attorney, the undersigned parties agree to pay all actual collection and/or attorney fees as well as any court costs incurred by Midwest Title LLC.



## Midwest Title LLC

4. That any and all information provided to Midwest Title LLC, before and during the closing by the undersigned is true, accurate and correct to the best of our knowledge. Further, that in the event of discovery that inaccurate, incorrect and/or untrue information was provided, Purchaser and Seller will immediately provide Midwest Title LLC with any and all additional and corrected information consistent with our duty of prompt, proper and accurate disclosure of truthful and accurate information. This includes but is not limited to the re-execution of documents required by any party to the subject transaction.
5. That in closing this transaction Purchaser and Seller acknowledge that there are certain rights and duties associated with the positions of Purchaser and Seller. Purchaser and Seller acknowledge that we are aware of all rights and duties associated with our respective positions in this transaction and we affirm that we have fully complied with said duties and have not violated the rights of any party to this transaction.
6. That in the event a check provided at closing is returned for non-sufficient funds, account being closed, stop payment, etc., the party submitting said check will reimburse Midwest Title LLC for the amount of the check PLUS any and all fees and expenses associated with the collection of that amount. Reimbursement will be in the form of certified funds, cashier's check, money order, or any other form deemed acceptable by Midwest Title LLC.
7. To fully cooperate and assist Midwest Title LLC even after the date of this closing, in the correction of any errors on documents that have been executed as part of this closing. The cooperation by the Purchaser and Seller may include, but is not limited to, the execution of any new documents as required to correct any clerical errors.
8. That Midwest Title LLC prepared all documents necessary for the transaction based on the information and instructions Purchaser and Seller provided. Further, Purchaser and Seller agree to hold harmless Midwest Title LLC and its underwriters from any and all loss related to the preparation of the documents necessary for closing and settlement in accordance with our instructions.
9. **PROVIDED MIDWEST TITLE LLC FOLLOWS THE INSTRUCTIONS OF ALL PARTIES, THE UNDERSIGNED AGREE THAT THE TRANSACTION WAS PROPERLY CLOSED AND SETTLED IN ACCORDANCE WITH OUR INSTRUCTIONS AND APPROVAL.**

In signing, Purchaser and Seller affirm that we have read and understood this document in its entirety and fully agree to all the terms set forth therein.



Bar Holding USA LLC, a Michigan Limited Liability Company

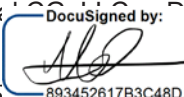
By: \_\_\_\_\_  
Shai Bar, Signer

MH Real Estate Fortune LLC, a Michigan Limited Liability Company

By: \_\_\_\_\_  
Menachem Klier, Member

By: \_\_\_\_\_  
Erica Coleman, Member

Global Title LLC, a Michigan Limited Liability Company

By:  \_\_\_\_\_  
Peter Ivanitsov, Authorized Agent

**TAX PRORATION AGREEMENT**

File No. MTL-21-11083

SELLER: Global CG, LLC

BUYERS: Bar Holding USA LLC and MH Real Estate Fortune LLC

PROPERTY DESCRIPTION: 15841 Wisconsin Street, Detroit, MI 48238,

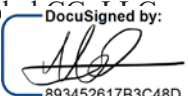
This Agreement is executed by the undersigned Buyers and Seller for the purpose of acknowledging that they understand the TAX PRORATION IS AN ESTIMATE ONLY, based on taxes paid in the 2021 Tax Year, including taxes paid in the prior calendar year applicable to this tax year. Any re-proration based on the applicable tax bills will be entirely between the Buyers and Seller.

It is further agreed by all parties hereto that Midwest Title LLC shall not be held responsible for the performance of this agreement.

Agreed to this 11th day of August, 2021.

SELLER

Global CG, LLC, a Delaware Limited Liability Company      Date: 08/11/2021

By:  \_\_\_\_\_  
893452617B3C48D...  
Peter Ivantsov, Authorized Agent

BUYERS

Bar Holding USA LLC, a Michigan Limited Liability Company      Date: 08/11/2021

By: \_\_\_\_\_  
Shai Bar, Signer

MH Real Estate Fortune LLC, a Michigan Limited Liability Company      Date: 08/11/2021

By: \_\_\_\_\_  
Menachem Klier, Member

By: \_\_\_\_\_  
Erica Coleman, Member



# ADDENDUM/AMENDMENT



DATE 08/04/21

This is an Addendum/Amendment to and becomes a part of Purchase Agreement dated April 21st 2021 regarding property located at: 15841 Wisconsin Detroit MI 48238

Buyer and seller agree to extend the closing to August 6th

DocuSigned by:  
  
893452617B3C48D... (L.S.)

Seller **Peter Ivantsov**

\_\_\_\_\_  
Witness **Erick Monzo**

\_\_\_\_\_  
Seller (L.S.)

\_\_\_\_\_  
Witness **Erick Monzo**

\_\_\_\_\_  
Purchaser **Bar Holdings USA LLC Signer Shai Bar** (L.S.)

\_\_\_\_\_  
Purchaser (L.S.)



**LIMITED POWER OF ATTORNEY FOR CORRECTING  
TYPOGRAPHICAL ERRORS**

We, the undersigned, for and in consideration of closing the loan and/or sale transaction involving property described as **15841 Wisconsin Street, Detroit, MI 48238**, do hereby appoint Midwest Title LLC as our attorney-in-fact to correct any TYPOGRAPHICAL ERRORS, to place our initials on documents where changes are made and/or to sign our names to and acknowledge any modification or other documents correcting the typographical error. In the event this procedure is utilized, the party(ies) involved shall receive a corrected copy of the changed document.

This power of attorney shall be irrevocable until the loan, if any, is satisfied and shall survive the disability of the undersigned.

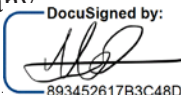
AS WITNESS our execution hereof this **11th** day of **August, 2021**.

**SELLER**

**PURCHASER/BORROWER**

Global CG, LLC, a Delaware Limited Liability Company

Bar Holding USA LLC, a Michigan Limited Liability Company

DocuSigned by:  
  
By: \_\_\_\_\_  
893452617B3C48D...  
Peter Ivantsov, Authorized Agent

By: \_\_\_\_\_  
Shai Bar, Signer

MH Real Estate Fortune LLC, a Michigan Limited Liability Company

By: \_\_\_\_\_  
Menachem Klier, Member

By: \_\_\_\_\_  
Erica Coleman, Member

AFFIDAVIT OF NO OPERATING AGREEMENT

The undersigned, being first duly sworn, states the following:

I am the only Member of Global CG, LLC (the "Company"), a Michigan limited liability company. As of this date, the Company has no Operating Agreement in effect. I am authorized to sign all closing documents for the purchase and sale of real estate for the Company.

The undersigned will indemnify, defend and hold harmless First American Title Insurance Company and Midwest Title LLC. against any loss or expenses, including attorney fees, sustained because any statement herein is directly or indirectly asserted or alleged to be false or inaccurate.

Dated this 6th day of August, 2021.

DocuSigned by:  
  
893452617B3C48D...  
Peter Ivantsov, Sole Member

Acknowledged before me this 6th day of August, 2021.

\_\_\_\_\_  
Notary Public,  
Acting in Wayne County

County,

My commission expires: