

Land Trust Fee Schedule

Customary Services Provided by the Trustee

- Receive initial transfer of real estate
- Hold title to real estate
- Execute documents pertaining to trust property upon receiving proper direction

Acceptance Fee

A one-time charge to establish account
 Single Family Residence: Acceptance Fee: \$125.00
 (Seniors 62 and older: \$75.00 primary residence)
 All Other Real Estate: Acceptance Fee: \$200.00

Annual Fee

Single Family Residence: \$125.00
 (Seniors 62 and older \$75.00 primary residence)
 All Other Real Estate: \$200.00
 All annual fees will be billed and payable in advance.

Additional Charges

First Midwest Bank shall be entitled to compensation based on its Hourly Rate plus expenses for the time spent by its employees for any of the following:

Document Execution and Transmittal Fees including, but not limited to, any of the following:

\$20.00 Minimum

- Offers to Buy
- Insurance Notices
- Real Estate Tax Bill
- Faxing (emailing) T/A and/or documents from file

\$25.00 Minimum

- Certified Copy of Trust Agreement
- Extension Agreements
- Notice of Lien
- Notice of Tax Sale
- Returned check
- Disclosure Letter
- Violation Notices
- Overnight Mail

\$50.00 Minimum Per Document

- Utility Permits
- Assignment of Leases
- Lease
- Easement
- Amendments to Trust
- Condemnation Awards
- Loan Modification Agreements
- FMB Collateral Assignment (other lenders \$75.00)
- Outright Assignment
- Contracts
- Note
- Annexation Agreement

\$75.00 Minimum

- Trustee's Deed
- Legal Summons
- Condominium Agreement
- Mortgage
- Plat
- IRS Summons

\$100.00 Minimum

- Retrieval of closed file
- Recognizing successor
- Citation to Discover Assets
- Subpoena
- Resignation Notice

\$125.00 Minimum

- Closing fee

Litigation

An additional charge, based on our Hourly Rate, will be charged whenever the Bank is made party to a legal action or administrative inquiry. The Bank will be reimbursed for any fees, expenses, or costs that it incurs as a result of being made a party to any litigation and be reimbursed for its cost to retain counsel to represent the Bank in any such matter or hearing.

Hourly Rate

For Officer's Time: \$250.00 per hour
 For Support Staff Time: \$125.00 per hour

A \$10.00 late fee will be added per month if not paid by due date.

This schedule of fees is subject to change from time to time without prior notice. Wealth Management Services are offered through First Midwest Bank. Most Wealth Management products are not FDIC insured.