



**Department of the Treasury  
Internal Revenue Service  
Small Business / Self-Employed Division**  
380 OFFICE COURT  
FOUNTAINS BUSINESS CENTER  
FAIRVIEW HEIGHTS, IL 62208-2059

**Date:**  
08/25/2023  
**Person to contact:**  
MARCILYN D WILKEY  
**Employee ID number:**  
1000752699  
**Contact telephone number:**  
(618)589-7315  
**Contact fax number:**  
(888)868-9682

**Conditional Commitment to Discharge Certain Property from Federal Tax Lien  
Taxpayer:**

I reviewed your application for a certificate of discharge under Internal Revenue Code Section 6325(b)(2)(A). Based on the information provided, I found the interest of the United States under the federal tax lien(s) against the taxpayer named above in the following described property is, at present, worth \$13,940.06 and was calculated as follows:

Charges & Expenses	Charge Seller	Charge Buyer
Real Estate Commission		
Taxes:		
Due and Payable in 2023	\$529.71	\$382.29
Recording:		
Deed: (County Recorder)		\$46.00
Release of 6 tax liens	\$276.00	
Mortgage:		
Contract for Deed:		
Other:		
Taxation & Miscellaneous		
State Stamps on Deed (treas)	\$386.10	
Abstract: Title & Abstract Services	\$183.00	
Attorney Fee:		\$1,500.00
Documentation Prep	\$750.00	
Closing fee	\$300.00	\$300.00
Mail expense	\$70.00	
Total Expenses	\$2,494.81	\$2,228.29
<b>Recapitulation</b>		
Gross Cash to Seller	\$117,000.00	Purchase Price \$117,000.00
Less Charges to Seller	\$2,494.81	Plus Buyer's charges \$2,228.29
Less Deposit		Less Earnest Money Paid \$1,000.00
Net Cash	\$114,505.19	Cash to Close \$118,228.29

The amount of interest held by  
United States Treasury at closing.

in the amount of \$13,940.06 to be submitted to the