

Buyer's Estimated Closing Costs

From your attorney to closing fees, there are a number of costs to anticipate throughout the buying process. Here are the estimated fees you can expect to incur.

Type	Fee	Estimated Cost
Broker	Brokerage Commission	Paid by Seller
Government	State of IL Transfer Tax Cook County Transfer Tax City of Chicago Transfer Tax City of Chicago Transfer Tax	\$1 / \$1000 of sale price (seller only) \$0.50 / \$1000 of sale price (seller only) \$3 / \$1000 of sale price (seller only) \$7.50 / \$1000 of sale price (buyer only)
Attorney	Your Attorney	\$700 - \$900
Inspection	Inspection fee (varies based on property size & type)	\$400 - \$1000
Mortgage	Mortgage Application Fee Points (as % of mortgage payment) Appraisal Fee (varies based on lender)	\$1200 - \$2000 0-3% \$300 - 400
Recording & Closing	Title Charges (varies based on purchase price) Wire Fees Recording Fees	\$1500 - \$2500 \$100 - \$200 \$100 - \$200