



**KEEP ALL YOUR  
TRANSACTIONS  
MOVING SMOOTHLY!**

**INTRODUCING...**

# CHICAGO TITLE PROPERTY WATCH DOG

**Chicago Title will Monitor Pending Residential Resale Transactions opened with us (1 to 4 units) daily.**

When a Preliminary Title Report (Prelim) is produced, the title company only checks for items up to the date and time of the report. Then, when the transaction is ready to close, the title company checks once again for any outstanding issues including items that might have accrued from the time of the initial opened report to closing, this is called a "Date Down". If any new issues arise, they need to be addressed immediately before the transaction can close, which could hold up a closing. Most Title Companies still do it this way.

At Chicago Title, we now monitor your transactions DAILY. If a new issue arises, we will notify Escrow and will address the issue right away, giving you the ability for a successful on time closing:

- We identify all liens on the property
- We clear sellers name (with a Statement of Information completed by the seller)

**We check daily for:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Notice of Default       | <input checked="" type="checkbox"/> Liens                    | <input checked="" type="checkbox"/> Utility Liens          |
| <input checked="" type="checkbox"/> Notice of Trustee Sales | <input checked="" type="checkbox"/> Child Support            | <input checked="" type="checkbox"/> HOA & Mechanic's Liens |
| <input checked="" type="checkbox"/> Change of Ownership     | <input checked="" type="checkbox"/> Judgments                | <input checked="" type="checkbox"/> Bankruptcy             |
| <input checked="" type="checkbox"/> Notice of Sale          | <input checked="" type="checkbox"/> Notice of Pending Action | <input checked="" type="checkbox"/> IRS Liens              |

If any of these items come up on a Chicago Title Pending Residential Resale Transactions opened with us, we will immediately notify Escrow. Chicago Title is Proactively monitoring your resale transaction to insure a Smooth and Seamless Closing!

Benefit from the industry's most complete monitoring program on your next transaction! To find out more or to request a quote, call me today.



**Chicago Title**  
*It's Your Choice!*