



Heritage Title Company®

5849 W. Lawrence
Chicago, Illinois 60630
Phone 773 545 8100
Facsimile 773 545 8298

Schedule of Rates

February 1, 2017

www.htctitleservices.com

Included in this folder are prices for our most requested services. Rates include all normal examination and insurance charges. Additional charges may be made if our examinations involve unusual matters, if we must assume unusual risk, or if additional services are required.

For title policies covering land improvement with a one-to-four-family residential structure or condominium unit, our fees for owner's and mortgage policies include:

-Limited protection against zoning violations.

-extended coverage over unrecorded mechanic lien claims, questions of rights of parties in possession. See our title commitment for the required documentation.

All rates are based on individual policies and include all normal charges. When asked to assume additional risks or perform additional services, rates furnished upon request.

Closing Offices

Chicago

Main: 5849 W. Lawrence **Loop:** 111 W Washington Street #962

Northwest

Schaumburg

1901 N. Roselle Rd # 210

Crystal Lake:

4405 Three Oaks Rd.

South

Hickory Hills:

7667 W. 95th #213

West

Oak Brook:

2021 Midwest Road

North

Glenview

2700 Patriot Blvd #250



Owner's Policy

Residential Title Insurance and Examination Fees

Amount of Insurance/Rate

\$110,000.00	\$1,800.00	\$410,000.00	\$2,220.00
\$120,000.00	\$1,800.00	\$420,000.00	\$2,240.00
\$130,000.00	\$1,800.00	\$430,000.00	\$2,260.00
\$140,000.00	\$1,800.00	\$440,000.00	\$2,280.00
\$150,000.00	\$1,800.00	\$450,000.00	\$2,300.00
\$160,000.00	\$1,800.00	\$460,000.00	\$2,320.00
\$170,000.00	\$1,800.00	\$470,000.00	\$2,340.00
\$180,000.00	\$1,800.00	\$480,000.00	\$2,360.00
\$190,000.00	\$1,800.00	\$490,000.00	\$2,405.00
\$200,000.00	\$1,800.00	\$500,000.00	\$2,425.00
\$210,000.00	\$1,820.00	\$510,000.00	\$2,445.00
\$220,000.00	\$1,840.00	\$520,000.00	\$2,465.00
\$230,000.00	\$1,860.00	\$530,000.00	\$2,485.00
\$240,000.00	\$1,880.00	\$540,000.00	\$2,405.00
\$250,000.00	\$1,900.00	\$550,000.00	\$2,525.00
\$260,000.00	\$1,920.00	\$560,000.00	\$2,545.00
\$270,000.00	\$1,940.00	\$570,000.00	\$2,565.00
\$280,000.00	\$1,960.00	\$580,000.00	\$2,585.00
\$290,000.00	\$1,980.00	\$590,000.00	\$2,605.00
\$300,000.00	\$2,000.00	\$600,000.00	\$2,625.00
\$310,000.00	\$2,020.00	\$610,000.00	\$2,645.00
\$320,000.00	\$2,040.00	\$620,000.00	\$2,565.00
\$330,000.00	\$2,060.00	\$630,000.00	\$2,685.00
\$340,000.00	\$2,080.00	\$640,000.00	\$2,705.00
\$350,000.00	\$2,100.00	\$650,000.00	\$2,725.00
\$360,000.00	\$2,120.00	\$660,000.00	\$2,745.00
\$370,000.00	\$2,140.00	\$670,000.00	\$2,765.00
\$380,000.00	\$2,160.00	\$680,000.00	\$2,785.00
\$390,000.00	\$2,180.00	\$690,000.00	\$2,805.00
\$400,000.00	\$2,200.00	\$700,000.00	\$2,825.00

For orders over \$700,000, please contact HTC for rate quotations.



ESCROW SERVICES

Residential Closing Fees

<u>Insurance</u>	<u>Closing Fee</u>
150,000 or less	\$1,375.00
150,001 to 200,000	\$1,375.00
200,001 to 250,000	\$1,425.00
250,001 to 300,000	\$1,525.00
300,001 to 350,000	\$1,550.00
360,000 to 400,000	\$1,575.00
400,001 to 450,000	\$1,600.00
450,001 to 500,000	\$1,625.00
500,001 to 550,000	\$1,675.00
551,000 to 600,000	\$1,725.00
600,001 to 650,000	\$1,775.00
650,001 to 700,000	\$1,825.00
Over \$700,000	add \$50 per \$50,000

Extended Closing Fees

After hours or	
Outside normal workday	\$200
Closings outside our offices	\$100

Commercial Closings

Rates quoted upon request.

Title Indemnity Fee

Title hold-back, judgments,	
Liens, sold taxes, etc.	\$325
Future tax	\$195

TI Maintenance Fee

Existing title indemnity will be charged a \$195 annual fee.

Construction Escrows

Rates quoted upon request for: mechanic's lien waiver examinations, interim certifications, title date down endorsements, disbursement services.



Messenger Services

Chicago Water Cert.	\$135
Tax Payments	\$77
Obtain Tax Bills	\$70
Zoning	\$75
(Messenger services only; Actual county/city costs additional)	
<u>Later Date Protection</u>	\$125

Mortgage Policy/Endorsements

Simultaneously Issued Mortgage Policy*	\$500
EPA Endorsement	\$175
Location Endorsement	\$175
ARML-1 Endorsement	\$175
Condominium Endorsement	\$175
Lien Endorsement	\$175
Alta9 Endorsement	\$175
PUD Endorsement	\$175

*If Loan Policy coverage is greater than the Owner's Policy coverage, the difference will be added to the Simultaneous Loan Policy

Second /Equity Mortgage Rates

Amount of Insurance/ Rate

To 150,000	\$295
150,001-200,000	\$325
Over \$200,000	add \$.50 per \$1,000
Closing service	\$195
Location Endorsement	\$125
Condominium Endorsement	\$125

Other Fees

Commitment Update	\$150
Limited Property Profile	\$325
1031 Exchange	\$1,500
E-mail packages	\$50
Wire In	\$35
Wire out	\$50
Later Date	\$100
Chain of Title	\$225
Dry Close Fee	\$150
Lender Requested Update	\$100
Check Re-cut Fee (each)	\$30
Email Closing Fee	\$250
Search Fee	\$110
Abstract Title	\$175