

PROTECTING YOUR OWNERSHIP THROUGH TITLE INSURANCE

You probably have several forms of insurance already. And you undoubtedly are familiar with insurance coverage on cars, your life and medical bills. But title insurance?

What does it mean to insure your title to real estate? And what are the risks that make title insurance so necessary? This brochure will answer those questions for you.

YOUR REAL ESTATE INVESTMENT IS VITALLY IMPORTANT TO YOU!

Real estate has always been considered one of our most valuable possessions. It is so basic a form of wealth that many special ways have been enacted to protect ownership of land and the buildings which stand on the land.

You should realize, however, that whenever you buy property, the owner who is selling it to you has extremely strong rights, as do family and heirs. Also, there may be others--in addition to the owner--who have rights in the property you are going to buy. These may be governmental bodies, or contractors, or individuals who have perfectly proper unpaid claims against the property.

Anyone who has such a claim is, in a sense, a part-owner. The property may be sold--to you--without the party who has a claim knowing about the sale. And you may know nothing about such a claim at the time you buy. It doesn't matter. Such claims may remain attached to the real estate you have purchased.

WILL YOU GET A CLEAR TITLE?

It is of the greatest importance that you do. But this means that you must be informed about any of these claims against

your property so that you can make certain they are cleared up before you buy. And it means that you must be protected against any undiscovered claims that may arise in the future to threaten your title and the possession of your property. A title insurance policy from Chicago Title Insurance Company provides this twofold protection.

HOW DO YOU LEARN WHAT CLAIMS THERE ARE AGAINST THE PROPERTY?

By a search of public records. This is the first step taken in order to insure your title.

Some of the things a title search uncovers are:

- * Are all taxes and special assessments paid?
- * Does anyone have special rights to the property that would limit your ownership?
- * Has the death of a former owner or the filing of a will affected title to the property?
- * If there's an abstract of the history of the title, is that abstract complete and does it reveal all defects in the title?
- * Are there undisclosed heirs?

We have the public records searched for such defects in the title to the real estate you wish to buy, and report them so that these matters can be corrected and cleared up. It is the first benefit you receive when title insurance is ordered from Chicago Title Insurance Company.

WHAT IF THERE IS A DEFECT IN THE TITLE WHICH DOESN'T SHOW UP IN THE PUBLIC RECORDS?

This can happen. We call them "hidden risks" -- the

undiscovered claims which may arise long after you have purchased the property. Protection against loss from claims on real estate which cannot be discovered by examination of the public records is the second part of the twofold benefit which title insurance provides.

The title to the property which you have paid for--and to which you have received a deed--could be seriously threatened or completely lost by such circumstances as a forgery, confusion due to similar names, error in the records--to cite just a few hazards.

**HOW DOES A TITLE INSURANCE POLICY PROTECT AGAINST
ALL THESE DANGERS?**

If a claim is made against your title as insured, Chicago Title Insurance Company protects you by--

1. Defending your title, in court if necessary, completely at our expense.
2. Bearing the cost of settling the claim to the full value of the policy if the claim proves valid, in order to perfect your title and keep you in possession of your property.

Title insurance assures that every possible cloud on the title to the land you are buying--which can be discovered from the public records--has been called to your attention so that such defects can be corrected before you buy.

And Chicago Title Insurance Company insures that if any undisclosed claim covered by your policy arises out of the past to threaten your ownership of real estate, it will be disposed

of, or you will be reimbursed, exactly as your title insurance policy provides.

IF THE MORTGAGE LENDER HAS A TITLE POLICY, YOU STILL NEED ONE!

Your mortgage lender will quite likely have a title insurance policy to protect the lender's investment in your property. However, this policy insures only the lender against title defects that might affect the security of the mortgage loan--not your investment. The lender's title insurance policy is only in the amount of the mortgage and it decreases as the mortgage is paid off.

You need owner's title insurance to protect your ownership--for as long as you and your heirs own the property. Your policy should be for the full amount you paid for the property--not just the mortgage amount. By requesting an owner's policy at the same time your lender orders the mortgage policy, you will enjoy some premium benefits.

YOU PAY ONLY ONE PREMIUM

Unlike most forms of insurance, you pay for a Chicago Title Insurance Company policy just once! It costs far less than most people think, and this relatively modest charge insures you for as long as you or your heirs own the property.

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