



REAL ESTATE TRANSACTIONS

For many people, a real estate refinance or purchase is one of the largest financial transactions they will encounter.

In the last few years, there have been many changes in the real estate industry. Some of those changes have directly affected the role of the lender, attorney, broker and title agent. These changes have made the selection of a highly professional and experienced title agent more important than ever.

At Pro Title Group, Inc., we believe the customer, attorney and lender hold a special place at our closing table. Because of that belief, we offer a number of specialized services for the needs of all participants in the transaction. Each service includes the full commitment of Pro Title Group, Inc. to professionalism, accuracy, convenience and expediency.

For more complete information, please contact us at:

Pro Title Group, Inc.

Phone: 630.413.9477

Fax: 888.413.9477

eMail: closing@ProTitleGroup.com

PRO TITLE GROUP, Inc.

**5140 Main Street
Downers Grove, IL 60516**

Ph: 630.413.9477 Fax: 888.413.9477

eMail: closing@ProTitleGroup.com

ADDITIONAL CLOSING OFFICES

- BURR RIDGE** 15W060 N. Frontage Rd. 60527
- CALUMET CITY** 1901 Sibley Blvd. 60409
- CALUMET PARK** 1333 W. 127th St. 60827
- CHICAGO RIDGE** 6415 W. 95th St. 60415
- DEERFIELD** 630 N. Waukegan Rd. 60015
- FLOSSMOOR** 2743 Flossmoor Rd, 60422
- HAZEL CREST** 3700 W. 183rd St. 60429
- HYDE PARK** 1354 E. 55th St. 60615
- JOLIET** 1401 N. Larkin Ave. 60435
- LIBERTYVILLE** 1123 S. Milwaukee Ave. 60048
- LIBERTYVILLE** 1409 W. Peterson Rd. 60048
- LINCOLN PARK** 2424 N. Clark St. 60614
- LINCOLNSHIRE** One Mariott Dr. 60069
- LINCOLNWOOD** 3443 W. Touhy Ave. 60712
- NAPERVILLE** 1200 E. Ogden Ave. 60563
- NORTHBROOK** 1368 Shermer Rd. 60062
- OLYMPIA FIELDS** 21110 S. Western Ave. 60461
- ORLAND PARK** 48 Orland Square Dr. 60462
- SCHAUMBURG** 1005 W. Wise Rd. 60193
- WESTMONT** 6301 Fairview Ave. 60559



schedule of rates FOR TITLE INSURANCE AND RELATED SERVICES

FOR ILLINOIS COUNTIES:

ADAMS · BOONE · BUREAU · CHAMPAIGN · CHRISTIAN · CLINTON · COLES · COOK · DeKALB · DeWITT · DuPAGE · FULTON · GRUNDY · HENRY · JACKSON · KANE · KANKAKEE · KENDALL · KNOX · LAKE · LaSALLE · LEE · LIVINGSTON · LOGAN · MACON · MADISON · MARION · MARSHALL · MASON · McHENRY · McLEAN · MENARD · MONROE · MOULTRIE · OGLE · PEORIA · PERRY · PIATT · PUTNAM · RANDOLPH · ROCK ISLAND · SANGAMON · STARK · St. CLAIR · TAZEWELL · VERMILION · WHITESIDE · WILL · WINNEBAGO · WOODFORD



PROFESSIONAL | PROGRESSIVE | PROACTIVE

Effective January 2024

AMOUNT OF INSURANCE	PREMIUM AMOUNT	AMOUNT OF INSURANCE	PREMIUM AMOUNT
\$200,000	\$2,050	\$610,000	\$2,895
\$210,000	\$2,070	\$620,000	\$2,915
\$220,000	\$2,090	\$630,000	\$2,935
\$230,000	\$2,110	\$640,000	\$2,955
\$240,000	\$2,130	\$650,000	\$2,975
\$250,000	\$2,150	\$660,000	\$2,995
\$260,000	\$2,170	\$670,000	\$3,015
\$270,000	\$2,190	\$680,000	\$3,035
\$280,000	\$2,210	\$690,000	\$3,055
\$290,000	\$2,230	\$700,000	\$3,075
\$300,000	\$2,250	\$710,000	\$3,095
\$310,000	\$2,270	\$720,000	\$3,115
\$320,000	\$2,290	\$730,000	\$3,135
\$330,000	\$2,310	\$740,000	\$3,155
\$340,000	\$2,330	\$750,000	\$3,175
\$350,000	\$2,350	\$760,000	\$3,195
\$360,000	\$2,370	\$770,000	\$3,215
\$370,000	\$2,390	\$780,000	\$3,235
\$380,000	\$2,410	\$790,000	\$3,255
\$390,000	\$2,430	\$800,000	\$3,275
\$400,000	\$2,450	\$810,000	\$3,295
\$410,000	\$2,470	\$820,000	\$3,315
\$420,000	\$2,490	\$830,000	\$3,335
\$430,000	\$2,510	\$840,000	\$3,355
\$440,000	\$2,530	\$850,000	\$3,375
\$450,000	\$2,550	\$860,000	\$3,395
\$460,000	\$2,570	\$870,000	\$3,415
\$470,000	\$2,590	\$880,000	\$3,435
\$480,000	\$2,610	\$890,000	\$3,455
\$490,000	\$2,630	\$900,000	\$3,475
\$500,000	\$2,650	\$910,000	\$3,495
\$510,000	\$2,695	\$920,000	\$3,515
\$520,000	\$2,715	\$930,000	\$3,535
\$530,000	\$2,735	\$940,000	\$3,555
\$540,000	\$2,755	\$950,000	\$3,575
\$550,000	\$2,775	\$960,000	\$3,595
\$560,000	\$2,795	\$970,000	\$3,615
\$570,000	\$2,815	\$980,000	\$3,635
\$580,000	\$2,835	\$990,000	\$3,655
\$590,000	\$2,855	\$1,000,000	\$3,675
\$600,000	\$2,875	Over	*
*****	*****	\$1,000,000	*

*For policies over \$1,000,000 please add \$2.00 per thousand.

Rates are based on the purchase price or loan amount, whichever is greater. These rates include all nominal examination and insurance charges on residential transactions involving 1 to 4 units. These fees exclude date down fees. An additional exam fee may be charged on commercial/industrial property, multiple lots, subdivisions or if our examination involves unusual matters such as judicial proceedings. Pro Title Group, Inc. reserves the right to adjust these rates and charges based on production, service and risk levels. Special endorsements will be quoted upon request.

RESIDENTIAL FEES

Simultaneously Issued Loan Policy \$575.00

Simultaneous 2nd Loan Policy \$350.00

Standard Endorsements (each) \$200.00

Including: ARM, Balloon, Condominium, EPA, Location, PUD and Revolving Credit Endorsements.

Residential Refinance – 80% of Base Rate Premium

Schedule with \$500.00 minimum

Residential Closing Fees - The Residential Closing Fee is based upon the higher of either the sales price or the loan amount. Furthermore, these prices are based upon one closing package. We reserve the right to charge a closing fee for each additional loan package.

\$200,000 or less \$1,850.00

\$200,001 to \$250,000 \$1,900.00

\$250,001 to \$300,000 \$1,950.00

\$300,001 to \$400,000 \$2,000.00

\$400,001 to \$500,000 \$2,050.00

Over \$500,000 please add \$50.00 per \$50,000

\$100 DISCOUNT FOR CASH CLOSING.

OTHER FEES & SERVICES

Dry Closing Fee \$150.00

Re-Closing Fee \$200.00

After Hours Closing Fee (per hour) \$150.00

Simultaneous 2nd Mortgage Closing Fee \$275.00

Chicago Water Cert. (processing fee)* \$150.00

Chicago Zoning Cert. (processing fee)* \$100.00

Custodial Fee ** (per month) \$35.00

Date Down Fee \$225.00

Proceedings Pending \$100.00

GAP Insurance (plus \$.50/\$1,000 over \$100K) \$100.00

Strict Joint Order Escrow \$300.00

Commitment Update Fee \$150.00

Policy Later Date Fee \$150.00

Chain of title \$250.00

Title Indemnity Processing Fee \$200.00

eMail Package (price per loan) \$35.00

Wire Transfer Fee \$40.00

*Excludes fees payable to the City of Chicago

**Note: for escrows held open for more than 3 months there will be a \$25.00 per month custodial fee applied.

Pro Title Group, Inc. is a full service title company offering all title related products and services. Please contact your sales associate for your additional title needs including price quotations for the following services:

- Commercial Transactions
- Condo Conversions
- Construction Escrows
- Deed and Money Escrows
- New Construction – Developments
- Proceeds of Loan Escrows

SECOND/EQUITY MORTGAGE

AMOUNT OF INSURANCE	CHARGE
\$100,000 and under	\$275.00
\$100,001 - \$105,000	\$285.00
\$105,001 - \$110,000	\$295.00
\$110,001 - \$115,000	\$305.00
\$115,001 - \$120,000	\$315.00
\$120,001 - \$125,000	\$325.00
\$125,001 - \$130,000	\$335.00
\$130,001 - \$135,000	\$345.00
\$135,001 - \$140,000	\$355.00
\$140,001 - \$145,000	\$365.00
\$145,001 - \$150,000	\$375.00
Equity Rate: Plus \$.35 per \$1,000 over \$150,000, to include \$250,000, please contact our offices for a price quote.	

LOCATION ENDORSEMENT: \$75.00

EPA ENDORSEMENT: \$75.00

REVOLVING CREDIT: \$75.00

Pro Title Group, Inc. has a limited liability policy for Home Equity Loans. Additionally, we provide residential and commercial tract searches. Please contact our office for further information.

TRACT SEARCHES

RESIDENTIAL TRACT SEARCH \$200.00

COMMERCIAL TRACT SEARCH (other than 1-4 residential) \$250.00

Note: Additional examination fees may apply for multiple parcel searches.

New Construction/Construction Escrow

Pro Title Group, Inc. provides services in connection with new construction, including mechanic's and materialman's lien waiver examinations, interim certification and construction loan escrow. Rates will be quoted upon request.

