



## Heritage Title Company®

5849 W. Lawrence  
Chicago, Illinois 60630  
Phone 773 545 8100  
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# Schedule of Rates

January 2, 2024

[www.htctitleservices.com](http://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. 95<sup>th</sup> #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	\$2,125.00	\$410,000.00	\$2,545.00
\$120,000.00	\$2,125.00	\$420,000.00	\$2,565.00
\$130,000.00	\$2,125.00	\$430,000.00	\$2,585.00
\$140,000.00	\$2,125.00	\$440,000.00	\$2,605.00
\$150,000.00	\$2,125.00	\$450,000.00	\$2,625.00
\$160,000.00	\$2,125.00	\$460,000.00	\$2,645.00
\$170,000.00	\$2,125.00	\$470,000.00	\$2,665.00
\$180,000.00	\$2,125.00	\$480,000.00	\$2,685.00
\$190,000.00	\$2,125.00	\$490,000.00	\$2,705.00
\$200,000.00	\$2,125.00	\$500,000.00	\$2,725.00
\$210,000.00	\$2,145.00	\$510,000.00	\$2,770.00
\$220,000.00	\$2,165.00	\$520,000.00	\$2,790.00
\$230,000.00	\$2,185.00	\$530,000.00	\$2,810.00
\$240,000.00	\$2,205.00	\$540,000.00	\$2,830.00
\$250,000.00	\$2,225.00	\$550,000.00	\$2,850.00
\$260,000.00	\$2,245.00	\$560,000.00	\$2,870.00
\$270,000.00	\$2,265.00	\$570,000.00	\$2,890.00
\$280,000.00	\$2,285.00	\$580,000.00	\$2,910.00
\$290,000.00	\$2,305.00	\$590,000.00	\$2,930.00
\$300,000.00	\$2,325.00	\$600,000.00	\$2,950.00
\$310,000.00	\$2,345.00	\$610,000.00	\$2,970.00
\$320,000.00	\$2,365.00	\$620,000.00	\$2,990.00
\$330,000.00	\$2,385.00	\$630,000.00	\$3,010.00
\$340,000.00	\$2,405.00	\$640,000.00	\$3,030.00
\$350,000.00	\$2,425.00	\$650,000.00	\$3,050.00
\$360,000.00	\$2,445.00	\$660,000.00	\$3,070.00
\$370,000.00	\$2,465.00	\$670,000.00	\$3,090.00
\$380,000.00	\$2,485.00	\$680,000.00	\$3,110.00
\$390,000.00	\$2,505.00	\$690,000.00	\$3,130.00
\$400,000.00	\$2,525.00	\$700,000.00	\$3,150.00

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



## ESCROW SERVICES

### Residential Closing Fees

<u>Insurance</u>	<u>Closing Fee</u>	<u>Insurance</u>	<u>Closing Fee</u>	<u>Insurance</u>	<u>Closing Fee</u>
\$110,000.00	\$1,895.00	\$310,000.00	\$2,145.00	\$510,000.00	\$2,245.00
\$120,000.00	\$1,895.00	\$320,000.00	\$2,145.00	\$520,000.00	\$2,245.00
\$130,000.00	\$1,895.00	\$330,000.00	\$2,145.00	\$530,000.00	\$2,245.00
\$140,000.00	\$1,895.00	\$340,000.00	\$2,145.00	\$540,000.00	\$2,245.00
\$150,000.00	\$1,895.00	\$350,000.00	\$2,145.00	\$550,000.00	\$2,245.00
\$160,000.00	\$1,995.00	\$360,000.00	\$2,145.00	\$560,000.00	\$2,295.00
\$170,000.00	\$1,995.00	\$370,000.00	\$2,145.00	\$570,000.00	\$2,295.00
\$180,000.00	\$1,995.00	\$380,000.00	\$2,145.00	\$580,000.00	\$2,295.00
\$190,000.00	\$1,995.00	\$390,000.00	\$2,145.00	\$590,000.00	\$2,295.00
\$200,000.00	\$1,995.00	\$400,000.00	\$2,145.00	\$600,000.00	\$2,295.00
\$210,000.00	\$2,045.00	\$410,000.00	\$2,195.00	\$610,000.00	\$2,345.00
\$220,000.00	\$2,045.00	\$420,000.00	\$2,195.00	\$620,000.00	\$2,345.00
\$230,000.00	\$2,045.00	\$430,000.00	\$2,195.00	\$630,000.00	\$2,345.00
\$240,000.00	\$2,045.00	\$440,000.00	\$2,195.00	\$640,000.00	\$2,345.00
\$250,000.00	\$2,045.00	\$450,000.00	\$2,195.00	\$650,000.00	\$2,345.00
\$260,000.00	\$2,095.00	\$460,000.00	\$2,195.00	\$660,000.00	\$2,395.00
\$270,000.00	\$2,095.00	\$470,000.00	\$2,195.00	\$670,000.00	\$2,395.00
\$280,000.00	\$2,095.00	\$480,000.00	\$2,195.00	\$680,000.00	\$2,395.00
\$290,000.00	\$2,095.00	\$490,000.00	\$2,195.00	\$690,000.00	\$2,395.00
\$300,000.00	\$2,095.00	\$500,000.00	\$2,195.00	\$700,000.00	\$2,395.00

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.	\$365
Future tax	\$225

### 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	\$79
Obtain Tax Bills	\$70
Zoning	\$95
(Messenger services only; Actual county/city costs additional)	
Obtain Village Stamps	\$225

**Mortgage Policy/Endorsements**

Simultaneously Issued Mortgage Policy*	\$575
EPA Endorsement	\$185
Location Endorsement	\$185
ARML-1 Endorsement	\$185
Condominium Endorsement	\$185
Lien Endorsement	\$185
Alta9 Endorsement	\$185
PUD Endorsement	\$185

\*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**

<u>Amount of Insurance/ Rate</u>	
To 150,000	\$525
150,001-200,000	\$575
Over \$200,000	add \$.50 per \$1,000
Closing service	\$495
Location Endorsement	\$125
Condominium Endorsement	\$125

**Other Fees**

Commitment Update	\$185
Limited Property Profile	\$325
1031 Exchange	\$1,500
E-mail packages	\$55
Wire In	\$40
Wire Out	\$50
Later Date	\$185
Chain of Title	\$250
Dry Close Fee	\$150
Lender Requested Update	\$300
Recording Service	\$40
Check Re-cut Fee (each)	\$30
Email Closing Fee	\$250
Search Fee	\$185
Abstract Title	\$225
Commercial Search	\$495
Overnight Handling	\$45
Remote Notary	\$450