



Heritage Title Company®

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

Schedule of Rates

January 1, 2026

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:** 203 N LaSalle Street Suite 2109

Northwest

Schaumburg

1901 N. Roselle Rd # 210

South

Hickory Hills:

7667 W. 95th #213

West

OakBrook:

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	\$2,345.00	\$410,000.00	\$2,820.00
\$120,000.00	\$2,345.00	\$420,000.00	\$2,840.00
\$130,000.00	\$2,345.00	\$430,000.00	\$2,860.00
\$140,000.00	\$2,345.00	\$440,000.00	\$2,880.00
\$150,000.00	\$2,345.00	\$450,000.00	\$2,900.00
\$160,000.00	\$2,395.00	\$460,000.00	\$2,920.00
\$170,000.00	\$2,395.00	\$470,000.00	\$2,940.00
\$180,000.00	\$2,395.00	\$480,000.00	\$2,960.00
\$190,000.00	\$2,395.00	\$490,000.00	\$2,980.00
\$200,000.00	\$2,395.00	\$500,000.00	\$3,000.00
\$210,000.00	\$2,420.00	\$510,000.00	\$3,045.00
\$220,000.00	\$2,440.00	\$520,000.00	\$3,065.00
\$230,000.00	\$2,460.00	\$530,000.00	\$3,085.00
\$240,000.00	\$2,480.00	\$540,000.00	\$3,105.00
\$250,000.00	\$2,500.00	\$550,000.00	\$3,125.00
\$260,000.00	\$2,520.00	\$560,000.00	\$3,145.00
\$270,000.00	\$2,540.00	\$570,000.00	\$3,165.00
\$280,000.00	\$2,560.00	\$580,000.00	\$3,185.00
\$290,000.00	\$2,580.00	\$590,000.00	\$3,205.00
\$300,000.00	\$2,600.00	\$600,000.00	\$3,225.00
\$310,000.00	\$2,620.00	\$610,000.00	\$3,245.00
\$320,000.00	\$2,640.00	\$620,000.00	\$3,265.00
\$330,000.00	\$2,660.00	\$630,000.00	\$3,285.00
\$340,000.00	\$2,680.00	\$640,000.00	\$3,305.00
\$350,000.00	\$2,700.00	\$650,000.00	\$3,325.00
\$360,000.00	\$2,720.00	\$660,000.00	\$3,345.00
\$370,000.00	\$2,740.00	\$670,000.00	\$3,345.00
\$380,000.00	\$2,760.00	\$680,000.00	\$3,385.00
\$390,000.00	\$2,780.00	\$690,000.00	\$3,405.00
\$400,000.00	\$2,800.00	\$700,000.00	\$3,425.00

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	\$2,050.00	\$310,000.00	\$2,425.00	\$510,000.00	\$2,525.00
\$120,000.00	\$2,050.00	\$320,000.00	\$2,425.00	\$520,000.00	\$2,525.00
\$130,000.00	\$2,050.00	\$330,000.00	\$2,425.00	\$530,000.00	\$2,525.00
\$140,000.00	\$2,050.00	\$340,000.00	\$2,425.00	\$540,000.00	\$2,525.00
\$150,000.00	\$2,050.00	\$350,000.00	\$2,425.00	\$550,000.00	\$2,525.00
\$160,000.00	\$2,225.00	\$360,000.00	\$2,425.00	\$560,000.00	\$2,575.00
\$170,000.00	\$2,225.00	\$370,000.00	\$2,425.00	\$570,000.00	\$2,575.00
\$180,000.00	\$2,225.00	\$380,000.00	\$2,425.00	\$580,000.00	\$2,575.00
\$190,000.00	\$2,225.00	\$390,000.00	\$2,425.00	\$590,000.00	\$2,575.00
\$200,000.00	\$2,225.00	\$400,000.00	\$2,425.00	\$600,000.00	\$2,575.00
\$210,000.00	\$2,325.00	\$410,000.00	\$2,475.00	\$610,000.00	\$2,625.00
\$220,000.00	\$2,325.00	\$420,000.00	\$2,475.00	\$620,000.00	\$2,625.00
\$230,000.00	\$2,325.00	\$430,000.00	\$2,475.00	\$630,000.00	\$2,625.00
\$240,000.00	\$2,325.00	\$440,000.00	\$2,475.00	\$640,000.00	\$2,625.00
\$250,000.00	\$2,325.00	\$450,000.00	\$2,475.00	\$650,000.00	\$2,625.00
\$260,000.00	\$2,375.00	\$460,000.00	\$2,475.00	\$660,000.00	\$2,675.00
\$270,000.00	\$2,375.00	\$470,000.00	\$2,475.00	\$670,000.00	\$2,675.00
\$280,000.00	\$2,375.00	\$480,000.00	\$2,475.00	\$680,000.00	\$2,675.00
\$290,000.00	\$2,375.00	\$490,000.00	\$2,475.00	\$690,000.00	\$2,675.00
\$300,000.00	\$2,375.00	\$500,000.00	\$2,475.00	\$700,000.00	\$2,675.00

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	\$275

TI Maintenance Fee

Existing title indemnity will be charged a \$395 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	\$125
Obtain Tax Bills	\$70
Zoning	\$110
(Messenger services only; Actual county/city costs additional)	
Obtain Village Stamps	\$225

Mortgage Policy/Endorsements

Simultaneously Issued Mortgage Policy*	\$595
EPA Endorsement	\$195
Location Endorsement	\$195
ARML-1 Endorsement	\$195
Condominium Endorsement	\$195
Lien Endorsement	\$195
Alta9 Endorsement	\$195
PUD Endorsement	\$195

*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	\$395
E-mail packages	\$60
Wire In	\$60
Wire Out	\$60
Later Date	\$185
Chain of Title	\$250
Dry Close Fee	\$150
Lender Requested Update	\$300

Recording Service	\$45
Stop Payment, Reissue, Handling (each)	\$50
Email Closing Fee	\$250
Search Fee	\$185
Abstract Title	\$225
Commercial Search	\$495
Overnight Handling	\$60
Remote Notary	\$450
Joint Order Escrow	\$300 Minimum

