



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

Effective January 2025

PROFESSIONAL | PROGRESSIVE | PROACTIVE

AMOUNT OF INSURANCE	PREMIUM AMOUNT	AMOUNT OF INSURANCE	PREMIUM AMOUNT
\$200,000	\$2,150	\$610,000	\$2,995
\$210,000	\$2,170	\$620,000	\$3,015
\$220,000	\$2,190	\$630,000	\$3,035
\$230,000	\$2,210	\$640,000	\$3,055
\$240,000	\$2,230	\$650,000	\$3,075
\$250,000	\$2,250	\$660,000	\$3,095
\$260,000	\$2,270	\$670,000	\$3,115
\$270,000	\$2,290	\$680,000	\$3,135
\$280,000	\$2,310	\$690,000	\$3,155
\$290,000	\$2,330	\$700,000	\$3,175
\$300,000	\$2,350	\$710,000	\$3,195
\$310,000	\$2,370	\$720,000	\$3,215
\$320,000	\$2,390	\$730,000	\$3,235
\$330,000	\$2,410	\$740,000	\$3,255
\$340,000	\$2,430	\$750,000	\$3,275
\$350,000	\$2,450	\$760,000	\$3,295
\$360,000	\$2,470	\$770,000	\$3,315
\$370,000	\$2,490	\$780,000	\$3,335
\$380,000	\$2,510	\$790,000	\$3,355
\$390,000	\$2,530	\$800,000	\$3,375
\$400,000	\$2,550	\$810,000	\$3,395
\$410,000	\$2,570	\$820,000	\$3,415
\$420,000	\$2,590	\$830,000	\$3,435
\$430,000	\$2,610	\$840,000	\$3,455
\$440,000	\$2,630	\$850,000	\$3,475
\$450,000	\$2,650	\$860,000	\$3,495
\$460,000	\$2,670	\$870,000	\$3,515
\$470,000	\$2,690	\$880,000	\$3,535
\$480,000	\$2,710	\$890,000	\$3,555
\$490,000	\$2,730	\$900,000	\$3,575
\$500,000	\$2,750	\$910,000	\$3,595
\$510,000	\$2,795	\$920,000	\$3,615
\$520,000	\$2,815	\$930,000	\$3,635
\$530,000	\$2,835	\$940,000	\$3,655
\$540,000	\$2,855	\$950,000	\$3,675
\$550,000	\$2,875	\$960,000	\$3,695
\$560,000	\$2,895	\$970,000	\$3,715
\$570,000	\$2,915	\$980,000	\$3,735
\$580,000	\$2,935	\$990,000	\$3,755
\$590,000	\$2,955	\$1,000,000	\$3,775
\$600,000	\$2,975	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 \$595.00

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 \$1,950.00

\$200,001 to \$250,000 \$2,000.00

\$250,001 to \$300,000 \$2,050.00

\$300,001 to \$400,000 \$2,100.00

\$400,001 to \$500,000 \$2,150.00

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 \$250.00

Proceedings Pending \$100.00

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

Strict Joint Order Escrow \$300.00

Commitment Update Fee \$175.00

Policy Later Date Fee \$175.00

Chain of title \$250.00

Title Indemnity Processing Fee \$200.00

eMail Package (price per loan) \$35.00

Wire Transfer Fee \$40.00

Recording Service Fee \$25.00

*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.

