



PROPER TITLE®

SCHEDULE OF RATES

EFFECTIVE FEBRUARY 22, 2025

Residential Title Insurance, Escrow and Closing Services

for Cook, Kane, Kendall, Lake, McHenry,
DuPage and Will Counties

TITLE INSURANCE

AMOUNT OF INSURANCE*	RATE
\$200,000 or less	\$2,150.00
\$200,001 to \$210,000	\$2,170.00
\$210,001 to \$220,000	\$2,190.00
\$220,001 to \$230,000	\$2,210.00
\$230,001 to \$240,000	\$2,230.00
\$240,001 to \$250,000	\$2,250.00
\$250,001 to \$260,000	\$2,270.00
\$260,001 to \$270,000	\$2,290.00
\$270,001 to \$280,000	\$2,310.00
\$280,001 to \$290,000	\$2,330.00
\$290,001 to \$300,000	\$2,350.00
\$300,001 to \$310,000	\$2,370.00
\$310,001 to \$320,000	\$2,390.00
\$320,001 to \$330,000	\$2,410.00
\$330,001 to \$340,000	\$2,430.00
\$340,001 to \$350,000	\$2,450.00
\$350,001 to \$360,000	\$2,470.00
\$360,001 to \$370,000	\$2,490.00
\$370,001 to \$380,000	\$2,510.00
\$380,001 to \$390,000	\$2,530.00
\$390,001 to \$400,000	\$2,550.00
\$400,001 to \$410,000	\$2,570.00
\$410,001 to \$420,000	\$2,590.00
\$420,001 to \$430,000	\$2,610.00
\$430,001 to \$440,000	\$2,630.00
\$440,001 to \$450,000	\$2,650.00
\$450,001 to \$460,000	\$2,670.00
\$460,001 to \$470,000	\$2,690.00
\$470,001 to \$480,000	\$2,710.00
\$480,001 to \$490,000	\$2,730.00
\$490,001 to \$500,000	\$2,750.00
\$500,001 to \$510,000	\$2,795.00
\$510,000 to \$520,000	\$2,815.00
\$520,001 to \$530,000	\$2,835.00
\$530,001 to \$540,000	\$2,855.00
\$540,001 to \$550,000	\$2,875.00
\$550,001 to \$560,000	\$2,895.00
\$560,001 to \$570,000	\$2,915.00
\$570,001 to \$580,000	\$2,935.00
\$580,001 to \$590,000	\$2,955.00
\$590,001 to \$600,000	\$2,975.00

AMOUNT OF INSURANCE**	RATE
\$600,001 to \$610,000	\$2,995.00
\$610,001 to \$620,000	\$3,015.00
\$620,001 to \$630,000	\$3,035.00
\$630,001 to \$640,000	\$3,055.00
\$640,001 to \$650,000	\$3,075.00
\$650,001 to \$660,000	\$3,095.00
\$660,001 to \$670,000	\$3,115.00
\$670,001 to \$680,000	\$3,135.00
\$680,001 to \$690,000	\$3,155.00
\$690,001 to \$700,000	\$3,175.00
\$700,001 to \$710,000	\$3,195.00
\$710,001 to \$720,000	\$3,215.00
\$720,001 to \$730,000	\$3,235.00
\$730,001 to \$740,000	\$3,255.00
\$740,001 to \$750,000	\$3,275.00
\$750,001 to \$760,000	\$3,295.00
\$760,001 to \$770,000	\$3,315.00
\$770,001 to \$780,000	\$3,335.00
\$780,001 to \$790,000	\$3,355.00
\$790,001 to \$800,000	\$3,375.00
\$800,001 to \$810,000	\$3,395.00
\$810,001 to \$820,000	\$3,415.00
\$820,001 to \$830,000	\$3,435.00
\$830,001 to \$840,000	\$3,455.00
\$840,000 to \$850,000	\$3,475.00
\$850,001 to \$860,000	\$3,495.00
\$860,001 to \$870,000	\$3,515.00
\$870,001 to \$880,000	\$3,535.00
\$880,001 to \$890,000	\$3,555.00
\$890,001 to \$900,000	\$3,575.00
\$900,001 to \$910,000	\$3,595.00
\$910,001 to \$920,000	\$3,615.00
\$920,001 to \$930,000	\$3,635.00
\$930,001 to \$940,000	\$3,655.00
\$940,001 to \$950,000	\$3,675.00
\$950,001 to \$960,000	\$3,695.00
\$960,001 to \$970,000	\$3,715.00
\$970,001 to \$980,000	\$3,735.00
\$980,001 to \$990,000	\$3,755.00
\$990,001 to \$1,000,000	\$3,775.00
\$1,000,001+	*

*For orders over 1,000,001+ million please contact Proper Title

ESCROW SERVICES

RESIDENTIAL CLOSING FEES

AMOUNT OF INSURANCE*	CLOSING FEE
\$150,000 or less	\$1,850.00
\$150,001 to \$200,00	\$1,950.00
\$200,001 to \$250,000	\$2,050.00
\$250,001 to \$300,000	\$2,125.00
\$300,001 to \$400,000	\$2,225.00
\$400,001 to \$500,000	\$2,285.00
\$500,001 to \$550,000	\$2,335.00
\$550,001 to \$600,000	\$2,385.00
\$600,001 to \$650,000	\$2,435.00
\$650,001 to \$700,000	\$2,485.00
\$700,001 to \$750,000	\$2,535.00
\$750,001 to \$800,000	\$2,585.00
\$800,001 to \$850,000	\$2,635.00
\$850,001 to \$900,000	\$2,685.00
\$900,001 to \$950,000	\$2,735.00
\$950,001 to \$1,000,000	\$2,785.00
\$1,000,000 + Please Contact Proper Title	

For closing services on multiple loans there is an additional fee of \$225 per lender closing statement.

For closings conducted outside of business hours there is an additional minimum fee of \$150.

OTHER FEES

SERVICE	FEE
After Hours Closing Fee.....	\$150.00
APLD Fee.....	\$100.00
Chain Of Title (24 months).....	\$260.00
Commitment Update Fee	\$190.00
Courier Fee.....	\$25.00
Delinquent Tax Processing Fee...	\$140.00
Dry Closing Fee	\$165.00
Email Fee.....	\$55.00
E-Recording Fee.....	\$30.00
Later Date Fee	\$150.00
Open Item Bill	\$50.00
Overnight Delivery Fee	\$55.00
Package Delivery Fee.....	\$45.00
Payoff Delivery Fee.....	\$50.00
Policy Update Fee.....	\$190.00
Recording Accommodation Fee....	\$250.00
Remote Closing Fee.....	\$175.00
RON Coordination Fee (Per Person).	\$100.00
Split Closing Fee.....	\$25.00
Tax Payment Fee	\$55.00
Title Indemnity Processing Fee	\$230.00
Title Search & Commitment Fee ...	\$290.00
Tract Search Fee.....	\$195.00
Wire Transfer Fee	\$50.00

MORTGAGE POLICY/ENDORSEMENT FEES

SERVICE	FEE
Lender Policy	\$595.00
ARML Endorsement 1	\$195.00
Balloon Endorsement	\$195.00
Condominium Endorsement 6.....	\$195.00
Comprehensive Endorsement.....	\$195.00
EPA Endorsement.....	\$195.00
Location Endorsement.....	\$195.00
PUD Endorsement	\$195.00
Revolving Credit Mortgage	\$195.00

2ND MORTGAGE POLICY/ENDORSEMENT FEES

SERVICE	FEE
Lender Policy	\$350.00
Closing Fee.....	\$255.00
Condominium Endorsement 6.....	\$75.00
Location Endorsement.....	\$75.00

ADDITIONAL FEES

SERVICE	FEE
Escrow Maintenance Annual Fee.....	\$250.00
Joint Order Escrow/Deed Escrow	\$300.00
Survey Service Fee	\$75.00
Transfer Stamp Service Fee	\$160.00
Water Certification Service Fee.....	\$110.00
Zoning Certification Service Fee	\$75.00

ADDITIONAL SERVICES

SERVICE	FEE
Construction & Joint Order Escrow Commercial Closings	

Please contact Proper Title for these fees.



PROPER TITLE®

Rates are subject to change without notice.

OFFICE LOCATIONS

CHICAGOLAND

CHICAGO—BUCKTOWN

2323 N. Damen Ave.
Chicago, IL 60647
(P) 773.249.7211

CHICAGO—LOOP

180 N. LaSalle St. Ste. #1920
Chicago, IL 60601
(P) 312.702.2782

NAPERVILLE

552 S. Washington St., Ste. #120
Naperville, IL 60540
(P) 331.330.9520

OAK BROOK

1010 Jorie Blvd., Ste. #140
Oak Brook, IL 60523
(P) 630.590.9088

PALATINE

1530 E. Dundee Rd., Ste. #250
Palatine, IL 60074
(P) 847.603.2525

ST. CHARLES

2445 Dean St., Unit #1A
St Charles, IL 60175
(P) 331.235.7740

CHICAGO—IRVING PARK

4024 W. Irving Park Rd.
Chicago, IL 60641
(P) 773.377.8828

CRYSTAL LAKE

80 N. Virginia St.
Crystal Lake, IL 60014
(P) 847.603.2525

NORTHBROOK

400 Skokie Blvd., Ste. #560
Northbrook, IL 60062
(P) 847.454.0460

ORLAND PARK

15643 S. 94TH AVE.
ORLAND PARK, IL 60462
(P) 312.702.2782

PARK RIDGE

1300 Higgins Rd., Ste. #200
Park Ridge, IL 60068
(P) 847.603.2525

VERNON HILLS

175 Hawthorne Pkwy Ste., #403
Vernon Hills, IL 60061
(P) 224.513.5137

INDIANA

SCHERERVILLE, INDIANA

322 Indianapolis Blvd. Ste. #200
Schererville, IN 46375
(P) 219.440.6490

VALPARAISO, INDIANA

175 West Lincolnway
Valparaiso, IN 46383
(P) 219.440.6490

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**TRANSFER TAXES - CHICAGO
METROPOLITAN AREA (DOWNLOADABLE PDF)**



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