



Title Tidbits Newsletter



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Why Every Homebuyer Needs Title Insurance

by Gloria Tison, Manager/Counsel - Kotner Title

Buying a home is an exciting time for the purchaser. As property changes hands, mistakes and irregularities that happened years or decades ago can place ownership in dispute. Even a simple mistake in the recording of legal documents or improper execution of legal instruments can cause the loss of a property. Title insurance helps homebuyers buy with confidence.

Why is title insurance important:

1. It Protects Your Largest Investment. A home is one of the largest investments a person makes. For a one-time fee owner's title insurance protects the property from certain future legal claims regarding ownership of the property for as long as you own the home.

2. It Reduces Your Risk. Hidden issues may arise after a home is purchased. An owner's title insurance policy is the best way to protect from unforeseen title discrepancies. To the extent of your policy coverage, if ownership of your property is disputed, we will defend your ownership and assume the legal costs of the defense. Title claims can include:

- Liens against the property- these liens

serve as security for the payment of an obligations. Liens against property include liens such as mortgage liens, judgment liens for unpaid court judgments, federal tax liens, state and local liens for failure to pay real estate taxes or assessments, mechanic's liens to secure payment for property improvements, or liens for the recovery of child support payments.

- Easements – created by contract or through use or adverse prescription.
- Building or use restrictions contained in recorded plats, agreements, or deeds.
- An unknown heir of a previous owner who is claiming ownership of the property.

3. Help Removing Title Issues- Title searches are extensive searches of recorded instruments that affect the title to a piece of land. If a search uncovers issues that could limit your right to the property, we address the issues to clear them before you close on the property.

4. Value – Owner's title insurance is a one-time fee that is low relative to the value it provides.

You deserve peace of mind to know that your owner's title insurance

protects you from inheriting possible debts or legal problems once you have closed on your home. The Kotner Title team has earned the Illinois Title Professional and Illinois Escrow Professional designations from Illinois Land Title Association making us the experts you can trust with your property transactions.

We Use CertifID to Protect you From Wire Fraud

We have partnered with CertifID to protect you from wire fraud. How does this work? CertifID validates identities using 150 different fraud markers. Wiring instructions are securely transferred to trusted devices and validated recipients reducing risk and safeguarding funds. Lloyd's of London insures inbound and outbound wire transfers up to \$1 million per wire. Consumers may purchase additional coverage. If funds are mistakenly sent to the wrong account, CertifID will assist with the recovery of funds. At Kotner Title our customers come first, and we invest in the best available resources to protect you.

Convenience is KEY

REMOTE CLOSINGS

<input checked="" type="checkbox"/> Your Home	<input checked="" type="checkbox"/> Kotner Title Office
<input checked="" type="checkbox"/> Your Office	<input checked="" type="checkbox"/> Legence Bank IL Branches
<input checked="" type="checkbox"/> Your Local Bank	<input checked="" type="checkbox"/> Choose CONVENIENCE

We know that in today's busy world it may be hard to come to our office for your closing. We want to make your real estate transaction as seamless as possible.

We have even met farmers in their field during harvest! Kotner Title makes closing your real estate transaction convenient.



DID YOU KNOW? Kotner Title covers all of **SOUTHERN ILLINOIS** and will travel to **YOU!**

Staff Involvement

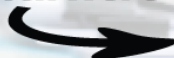


Kendra Pate joined the ILTA Anti-Fraud Task Force.

Kendra Pate has joined the ILTA (Illinois Land Title Association) Anti-Fraud Task Force. The Task Force is working on a framework for circulating information regarding thwarted fraud attempts among ILTA members, getting a designated contact from every ILTA member, and including a fraud blog in their monthly e-blast. Our commitment to our staff's involvement in the title industry and education ensures that we can provide our customers with the highest level of service in our market.

Our Title is Protection
American Land Title Association

Watch Here



Simply open camera on your smart phone and hover over QR code.



BUYERS

Buying a home? You need to be certain that the seller is the true owner of the property and that no outstanding issues damaging title carry over to you. Why? Because if there are problems with the title it can restrict the use of the property and ultimately result in financial loss. That's where Kotner Title can help you.



SELLERS

Selling your house? Kotner Title will work with you to coordinate any satisfactions of liens and prepare all the necessary closing documentation to make the experience for you and the buyer as smooth as possible. We promise competitive rates, great communication and amazing service.



REALTORS

You need a trustworthy partner who understands your needs.

Realtor's Benefits with Kotner Title:

- Full service on every transaction
- Timely and accurate title commitments
- Superior communication
- Knowledgeable and professional staff
- Contract upload capability or drop off



LENDERS

Kotner Title is proud to say that we have the necessary experience to meet or exceed the compliance guidelines that are required of lenders. We are fully TRID compliant and protect a lender's interest against any title defects by carefully reviewing your instructions and ensuring that all documents are executed in a timely fashion.