



## WHY DO YOU NEED TITLE INSURANCE?

There are many title issues that could cause you to lose your real property or your mortgage investment. Even the most in-depth search of public records performed by the most experienced title professionals may not disclose the most dangerous threat: **hidden risks**. These risks may not be uncovered until years later. With an ALTA Homeowner's Policy issued by Chicago Title, the ownership to the title of your home can be protected. Here are just a few of the most common hidden risks that can cause a loss of title or create an encumbrance on title:

- ▶ False impersonation of the true owner of the property
- ▶ Forged deeds, releases or wills
- ▶ Undisclosed or missing heirs
- ▶ Instruments executed under invalid or expired power of attorney
- ▶ Mistakes in recording legal documents
- ▶ Misinterpretations of wills
- ▶ Claims of creditors against real property sold by heirs
- ▶ Deeds delivered after death of grantor/grantee, or without consent of grantor
- ▶ Deeds of persons of unsound mind
- ▶ Deeds by minors
- ▶ Deeds by persons supposedly single, but in fact married
- ▶ Deeds by illegal aliens
- ▶ Deeds from a bigamous couple
- ▶ Deeds in lieu of foreclosure given under duress
- ▶ Defective acknowledgements
- ▶ Federal condemnation without filing notice
- ▶ Corporate franchise taxes, a lien on all corporate assets
- ▶ Errors in Public Records
- ▶ Liens for unpaid estate, inheritance, income or gift taxes
- ▶ Fraud
- ▶ Building permit and Zone violation
- ▶ Easements by prescription not discovered
- ▶ Administration of estates of persons absent but not deceased
- ▶ Undisclosed divorce of spouse who conveys as consort's heir
- ▶ Marital rights of spouse purportedly, but not legally divorced
- ▶ Birth or adoption of children after date of will
- ▶ Discovery of will of apparent intestate

**Let Chicago Title protect you from future claims, or future losses of title, due to the defects created by past events.**

For more information on Chicago Title ALTA Homeowner's Policy, contact:

