CHICAGO TITLE AGENCY

Strength | Expertise | Service

165 Years in Business

What is an Uninsured Deed?

Most common problems from Uninsured Deed's come from Quitclaim deeds between family members, especially husband and wife. When a person is added to title, it is a window of opportunity for matters against him/her to attach to the property.

You should be concerned when taking a listing...

- Is it a divorce situation?
- Was it signed in distress?
- Possible bankruptcy?
- Possibly a Forgery Deed

How can you spot an uninsured deed when you order a profile from Chicago Title and look at the deed? Here are some red flags for your reference:

NO title company			
NO escrow#	RECORDING REQUESTED BY: Chicago Title Company Escrow No.: 12-000000-AB Locate No.: CAFNT0907-0907-0004-0000564887 Title No.: 12-345678 When Recorded Mail Document and Tax Statement To:	CONTRA COSTA Co Recorder Office STEPHEN L. WEIR, Clerk-Recorder DOC-2007-0123456-00 Rect 4-Chicago Title Company	NO Title Company listed under County - Recorder's information
NO title company's	Mr. and Mrs. Smith 123 Main Street Main, ST 12345 APN: 223-440-034	Wednesday, MAY 23, 2007 08:00:00 SRA\$1,428.90 MIC \$1.00 MOD \$2.00 REC \$6.00 FTC \$1.00 Ttl Pd \$1,438.90 Nbr-0003720961 CDF/P2/11-2 SPACE ABOVE THIS LINE FOR RECORDERS	Time recorded is
order#			normally 8:00:00 except specials
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,			
	and absolutely NG) Handwritten document	

Please always consult with your Chicago Title Agency Escrow Officer if you have any questions.

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KNOWLEDGE IS POWER