

Identifying **RED FLAGS IN ESCROW**

As your Closing Partner, our job is to help bring your transaction to a timely and worry-free close. Early detection of problems that could cause delay of closing is vital. Here are some of the common “red flag” situations that must be brought to resolution before your transaction can close:

- Bankruptcies
- State warrants
- State tax liens
- Federal tax liens
- Spousal or Child support liens
- Mechanic liens
- Encroachment or off-record easements
- Family trusts
- Foreclosures
- Property in estate or probate
- Property over-encumbered
- Proper execution of documents
- Proper jurats, notary seals
- Recent construction
- Solar panels
- Transfer of loans involving corporations or partnerships
- Pending law suits
- Paid, unreleased loans from individuals
- Housing code violations
- Judgements against seller or buyer
- Seller not vested in title
- Last minute change in buyers
- Last minute change in type of title insurance coverage
- Closing on escrow while your buyer or seller are out of town

At Chicago Title, we're always glad to help you understand what these situations mean. And, most importantly, we'll work closely with you, to help address and resolve these matters early in the course of the transaction. Contact us today to learn more about red flags in escrow.