

# NEAR NORTH NATIONAL TITLE LLC

## CONSTRUCTION ESCROW SERVICES

Near North National Title's Construction Escrow Division administers all types of commercial, industrial and residential construction escrows. These include loans, owner and tenant escrows, outside interim accounts and one-time examinations.

Our Construction Escrow Division is known within the real estate industry for its professional approach, dedication to excellence and ability to adhere to its commitment of the most stringent turnaround time for the review of documentation and disbursement of funds.

We actively meet with the developer and lender before the start of an escrow to work out the mechanics of the draw processes. This approach allows each draw to proceed smoothly and at a rapid pace.

### Our services include:

- Construction draw request reviewed within forty-eight hours. The examination of the construction package includes the owner's statement, general contractor's statement, subcontractor lien waivers and AIA 702 forms.
- Immediate written correspondence on open issues. There is continuous follow up with the parties to resolve any open issues in a timely manner.
- Draws disbursed within forty-eight hours of approval. The disbursement of construction draws include reviewing title updates, examining draw documents and lien waivers, disbursing funds and issuing an endorsement to the loan policy.

## A COMPANY BUILT ON RELATIONSHIPS

Near North National Title is a service driven company built on relationships.

Our company is privately owned by business entrepreneurs. Our principals are actively involved in many aspects of the real estate community from residential brokerage services, development and real estate consultant services. Our executive staff averages twenty-five years of experience in title insurance and team management. Collectively, we operate as a hands-on management team involved in every detail of title insurance and escrow processes.



## UNDERWRITER RELATIONSHIPS

Near North National Title's agency relationship with various underwriters provides us the opportunity to draw on the strengths of each underwriter and provide greater flexibility in dealing with the various underwriter issues presented. This diversity provides our clients the flexibility and the opportunity to obtain customized underwriting service.

The financial strength of our various title insurance underwriters provides us with the ability to protect our clients and their investments while providing them with a competitive choice. Our agency relationships allow us to cover any transaction regardless of size, complexity, or geographic location within all states throughout the country.



CHICAGO TITLE



**Fidelity National Title**  
Insurance Company

**stewart**

## CONSTRUCTION CONTACTS

### Near North National Title LLC

[www.nnnt.com](http://www.nnnt.com)

222 North LaSalle Street, Lobby Level  
Chicago, IL 60601

Main Line: (312) 419-3900

Main Fax: (312) 419-0284

#### **Sharlon Bailes**

*Vice President*

E-Mail Address: [sharlon.bailes@nnnt.com](mailto:sharlon.bailes@nnnt.com)

Direct Phone: (312) 419-3929

Fax: (312) 419-0284

#### **Christina Abraham** *Construction Escrow Assistant*

E-Mail Address: [christina.abraham@nnnt.com](mailto:christina.abraham@nnnt.com)

Direct Phone: (312) 621-3912