

EXAMINATION SUMMARY

(To be completed by Agent)

NNNT Title Order No# AP \_\_\_\_\_

Attorney Agent's Underwriter:

\_\_\_\_ Chicago Title Insurance Company \_\_\_\_ Fidelity National Title Insurance Company  
\_\_\_\_ First American Title Insurance Company \_\_\_\_ Old Republic National Title Insurance Company

Purchase Price \$ \_\_\_\_\_ Check Here if Cash Transaction

Loan Amount \$ \_\_\_\_\_ 2<sup>nd</sup> Loan Amount \$ \_\_\_\_\_

The undersigned certifies that I have examined the attached searches, prior title evidence and other documents purporting to affect the status of title. I find that as of the Commitment Effective Date of \_\_\_\_\_

title is vested in the name(s):

\_\_\_\_\_  
\_\_\_\_\_

Marital status (each titleholder): \_\_\_\_\_ JT \_\_\_\_ T by the E \_\_\_\_ T in C \_\_\_\_\_

Copy legal from : Prior title evidence \_\_\_\_\_ or Document no.: \_\_\_\_\_

Subject to the following lettered items from prior reference file:

And the following matters, if any, listed below:

1. Agent has examined the tax search and finds as follows:

Permanent Index Number \_\_\_\_\_  
1st Installment (Choose Below) 2nd Installment (Choose Below)

Year: \_\_\_\_\_ 1st Installment \_\_\_\_\_

Year: \_\_\_\_\_ 2nd Installment \_\_\_\_\_

Additional Information from tax search: \_\_\_\_\_

2. Agent has examined the land search and finds the following mortgage (s):

Mortgage(s) recorded as document no.: \_\_\_\_\_

Assignment of Mortgage(s) recorded as document no.: \_\_\_\_\_

Assignment of Rents recorded as document no.: \_\_\_\_\_

3. Raise the following additional exceptions, if any, from land search:

Mechanics lien recorded as document no.: \_\_\_\_\_

Water and/or Sewer lien recorded as document no.: \_\_\_\_\_

Financing statement recorded as document no.: \_\_\_\_\_

Other lien(s) pursuant to document no.: \_\_\_\_\_

Building line pursuant to document no.: \_\_\_\_\_

Easement pursuant to document no.: \_\_\_\_\_

Covenants, Conditions and Restrictions from document no.: \_\_\_\_\_

Proceedings pending in case no.: \_\_\_\_\_

4. Agent has examined the name search and finds as follows:

\_\_\_\_\_ Specific Judgments / revenue liens by document no.: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Possible judgment / revenue liens affecting the following individuals:

\_\_\_\_\_

\_\_\_\_\_ No judgments or revenue liens

5. Agent finds as follows with regard to municipal transfer taxes:

\_\_\_\_\_ No Municipal Transfer Tax

\_\_\_\_\_ Municipal Transfer Tax required

Municipality: \_\_\_\_\_

6. Agent has determined that the following indicated special requirements should be raised:

\_\_\_\_\_ Plat Act Affidavit

\_\_\_\_\_ New Construction

\_\_\_\_\_ Chicago Zoning Certificate

\_\_\_\_\_ Cooperative Apartment

\_\_\_\_\_ Corporation in or acquiring title

\_\_\_\_\_ Limited Liability Company in or acquiring title

\_\_\_\_\_ Deceased joint tenancy affidavit required. (JTY Decedent: \_\_\_\_\_)

\_\_\_\_\_ Evidence of marital status

\_\_\_\_\_ Spouse of owner must release homestead

- Unrecorded Leases
- Property Managers Lien
- Special Service Area
- Probated estate/Independent administration
- Homeowners Association Assessment
- Condominium Association Assessments
- Condominium Right of First Refusal
- Probated estate/supervised administration
- Unprobated Estate
- Partnership in Title
- Trust Terms
- Trust Agreement should be produced

7.  Add endorsements as requested by lender.

8. Special billing instructions:

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9. Additional information since receipt of order:

Buyer's Name: \_\_\_\_\_

\_\_\_\_\_

Buyer's Attorney : \_\_\_\_\_

Buyer's Attorney's Address: \_\_\_\_\_

Buyer's Attorney's Phone, Fax, & Email: \_\_\_\_\_

Lender Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

Lender's Phone, Fax & Email: \_\_\_\_\_

Lender's Contact: \_\_\_\_\_

10. Additional Lender Requirements:

\_\_\_\_\_ Closing Protection Letter (Lender name and address required)

\_\_\_\_\_ Chain of Title

\_\_\_\_ 6 Months    \_\_\_\_ 12 Months    \_\_\_\_ 24 Months    \_\_\_\_ 36 Months

11. Additional exception(s), or matters, if any:

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**Additional Notes or Information:**

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The undersigned hereby directs the typing of the title insurance commitments in accordance with the above instructions.

Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Agent: \_\_\_\_\_

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Return completed and signed Examination Summary to (312) 419-0778 or email to

[nvastis@nnnt.com](mailto:nvastis@nnnt.com) or [title@nnnt.com](mailto:title@nnnt.com) or [voula.giafis@nnnt.com](mailto:voula.giafis@nnnt.com)