



B&W
TITLE

**LET'S TALK
ABOUT TITLE**

WHY BAIRD & WARNER TITLE SERVICES?



Baird & Warner offers a family of services, which includes award-winning Baird & Warner Title Services (BWTS), named the #2 title company in the state of Illinois. Through BWTS' affiliation with the nation's leading underwriters, you are able to

purchase one of the strongest title insurance policies available with the convenience of closing at a number of nearby locations. BWTS' network of experienced real estate attorneys specialize in local contract law to protect your investment with title insurance

that guarantees your property is free of liens. You don't have to do a thing! BWTS seamlessly coordinates all aspects of your closing through its full-service approach and local real estate attorneys to ensure the successful sale of your property.

Title insurance protects you against future claims

- Another owner who has an interest in the title.
- Improper handling of documents, such as a form that is not correctly signed, sealed, recognized or delivered.
- Questions of fraud, incompetence, coercion or impersonation.
- An improperly recorded document
- Liens on the property that exist because of a deed, trust, previous marriage, judgement, tax, assessment or an outstanding charge by a condominium or homeowners' association.
- Liens on the title, either present or future, that arise from material or labor furnished prior to the policy date (unless payment had been agreed upon).
- Other faults and/or encumbrances such as mortgages, leases, easements or restrictions.

WHAT IS TITLE INSURANCE?

Title insurance protects you against risks and losses caused by flaws in title arising from events that happened in the past. Simply put, it protects you against loss due to defects that were not discovered at the time of the sale. Think of Baird & Warner's title insurance as a policy that insures your "peace of mind." A one-time premium guards you against claims that may arise.

Benefits to sellers and buyers.

- The one-stop-shopping advantage of using the Baird & Warner family of services.
- Our companywide commitment to consistent, high quality, professional service.

Convenience.

- Closings in 30 Baird & Warner offices bringing our services closer to our clients' homes.

Choice and service.

- Access to the BWTS attorney network of nearly 1,000 local attorneys specializing in real estate providing clients with a range of representation options.
- Extensively trained and experienced BWTS personnel, conducting fast, efficient and accurate closings.
- The best available technology, enhancing the speed and accuracy of BWTS closings and ensuring the smoothest possible transactions.

Savings.

- Rates among the most competitive in Illinois, resulting in significant savings for our clients.
- Underwriting by the nation's leading title insurance agencies with a proven track record, protecting our clients from significant financial loss.

With over 50,000 families served, Baird & Warner Title Services is the choice provider for real estate closings.

THIRTY CLOSING LOCATIONS

for your
convenience.

Algonquin

1557 South Randall Road
Algonquin, IL 60102

Barrington

754 West Northwest Highway
Barrington, IL 60010

Cary

20 Northwest Highway
Cary, IL 60013

Chicago Loop

120 S. LaSalle St., Suite 2000
Chicago, IL 60603

Downers Grove

724 Ogden Avenue
Downers Grove, IL 60515

Edgebrook

5430 West Devon
Chicago, IL 60646

Evanston

2926 Central Street
Evanston, IL 60201

Far Northwest Suburban

230 W. Virginia St.
Crystal Lake, IL 60014

Fox Valley

1542 South Randall Road,
Geneva, IL 60134

Frankfort

21130 S. La Grange Rd.
Frankfort, IL 60423

Glenbrook

2731 Pfingsten Road
Glenview, IL 60026

Glen Ellyn

543 Pennsylvania Avenue
Glen Ellyn, IL 60137

Gold Coast

737 North Michigan, Suite 1800
Chicago, IL 60611

Highland Park

1920 Sheridan Road
Highland Park, IL 60035

Hinsdale

25 West Chicago Avenue
Hinsdale, IL 60521

La Grange

318 West Burlington Avenue
La Grange, IL 60525

Lake Zurich

100 East Main Street
Lake Zurich, IL 60047

Libertyville

200 N. Milwaukee Ave.
Libertyville, IL 60048

Lincoln Park

2526 North Lincoln
Chicago, IL 60614

Naperville

836 West 75th Street
Naperville, IL 60565

North Center

4037 North Damen
Chicago, IL 60618

Northwest Suburban

210 West Northwest Highway
Arlington Heights, IL 60004

Oak Park/River Forest

1037 Chicago Avenue
Oak Park, IL 60302

Orland Park

9145 West 151st Street
Orland Park, IL 60462

Palatine

585 East Dundee Road
Palatine, IL 60074

Plainfield

11914 South Route 59, Suite 100
Plainfield, IL 60585

Schaumburg

11 West Schaumburg Road
Schaumburg, IL 60194

Schaumburg

475 N. Martingale, Suite 120
Schaumburg, IL 60173

South Loop

620 South Dearborn
Chicago, IL 60605

Winnetka

594 Green Bay Road
Winnetka, IL 60093

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