

SPECIAL ESCROWS



Chicago Title can handle all your escrows needs!

When the word "escrow" is mentioned, most people think in terms of a real estate transaction. You may know us for the great work we do with regular purchase and refinance transactions, but in fact, there are several other types of transactions for which Chicago Title Company is able to provide escrow services. Transactions involving a bulk sale, mobile home, liquor license transfer or commercial income property are some of these. Because Chicago Title Company is, as its name indicates, a title insurance company, you may have presumed that we are involved exclusively with transactions that require the issuance of a title insurance policy. Quite the contrary. We pride ourselves in the fact that we are a full service company with the ability to provide services in many related areas. A bulk sale generally involves the sale of a business and, if properly handled, serves to protect the creditors of the seller of the business and the purchaser of the business. The statutes governing bulk sales require a notice to be recorded and published which gives the creditors of the seller an opportunity to file claims with the escrow holder for amounts due them for providing goods and/or services to the business. This process also protects the purchaser from the creditors of the seller. Only very competent, experienced escrow officers handle these transactions.

Mobile homes can be located either within mobile home parks or upon privately owned real property. If a mobile home has been, or is in the process of being, installed upon a permanent foundation system, it is legally transformed into and becomes defined as real property. All of these circumstances will impact the way in which a transaction for the transfer of a mobile home is handled. Escrow officers handling these transactions must be very familiar with the titling and transfer requirements of the Department of Housing and Community Development of the State of California.

Commercial Escrows require extensive knowledge of the financial, legal and regulatory aspects of buying and selling income property. Chicago Title is uniquely positioned to partner with large enterprises and expedite complex transactions, including multi-site, multi-state, and even international dealings. We are experienced in funds disbursements, proper purchase contract execution and seamless property ownership transfer which are essential to a successful closing.

Chicago Title is your partner when closing commercial real estate transactions within Southern California and nationwide, our team of professionals offers best-in-class services in escrow closing and post-closing, electronic document delivery and recording, tax-deferred property exchanges, UCCPlus, and more.

Call us today to find out more about our extensive escrow services.



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