



## HOW CHICAGO TITLE CAN SERVE YOU

### During the Mapping Phase

#### **STEP 1**

Tentative map and boundary review for your project engineer.

#### **STEP 2**

Provide project engineer with boundary deeds, vesting deed(s), recorded maps, recorded easements and other recorded documents necessary to prepare and process the project map(s) and plans.

#### **STEP 3**

Preliminary reports (for subdivision mapping purpose) are provided to you, your project engineer, the city and/ or county as well as any other interested parties. These reports and the subsequent Subdivision Guarantee (provided to the city and/ or county for recording of your map) include the current owners and the nature of all recorded title interests that appear on the title sheets of the map to be recorded in accordance with the requirements of the Subdivision Map Act and local ordinances enacted pursuant thereto.

#### **STEP 4**

If the development is a condominium, we obtain the condominium plan from your engineer and review it for correctness and consistency with the proposed declaration of covenants, conditions and restrictions as prepared by your project attorney.

#### **STEP 5**

If Department of Real Estate (DRE) processing is required, through our in-house DRE processing coordinators, your attorney or outside DRE processing company, your Title Officer will coordinate the review of documents to be recorded for the development, i.e., the Covenants, Conditions & Restrictions (CC&R's), condominium plan and sample sale-out grant deed. Your Title Officer will also provide the required preliminary reports for DRE processing purposes.

#### **STEP 6**

At Chicago Title, your Title Officer also reviews and records the approved project documents.

#### **STEP 7**

We will also consult with your project engineer, attorney and other team members to resolve or recommend solutions to title insurance issues or problems.