

ATTORNEYS'  
TITLE  
GUARANTY  
FUND,  
INC.

TO: Chicago Area ATG Members  
FROM: Peter J. Birnbaum, President  
DATE: September 28, 2001  
RE: Suggested Rate Card and Schedule of Risk Premiums and Rates to Members

Attached please find a Suggested Rate Card, showing suggested prices to consumers for ATG title insurance services in Cook, DuPage, Kane, Lake, McHenry, and Will counties, Illinois. Also attached is a revised schedule of Risk Premiums and Rates to Members, showing the underwriting premiums and other charges to be remitted to ATG by members for services in the same counties. The new title insurance premiums apply to all policies with an effective date of October 15, 2001, or later. Closing fees have been in effect since August 1.

As a result of this rate increase, it will be necessary for members to make adjustments to PROFUND®. Instructions are enclosed.

The Chicago Metropolitan area has had the lowest prices for title insurance services of all major metropolitan areas in the country for a number of years, following steep price reductions in the late 1980s. The suggested prices are still substantially lower than those in Los Angeles, Houston, Miami, and New York. Moreover, ATG's underwriting premiums and other charges are less today than they were when we opened our doors in 1964. The fact that ATG has sustained continued high quality services to its customers in this highly competitive environment is testimony to your hard work and support, and to the vital role of lawyer-affiliated title services in meeting consumer needs.

ATG will continue to focus on enhancing its technology and closing services to better support your work in providing real estate clients with ATG's high quality title services. The Suggested Rate Card continues to afford you, as members, the flexibility to determine the most appropriate title charges for your transactions, and will enable ATG to sustain and expand its services to you and to your clients.

We thank you for your continued support of ATG. We are pleased to be of continuing service to you.



Peter J. Birnbaum, President

33 North Dearborn ■ Second Floor ■ Chicago, IL 60602-3100  
Telephone 312.372.8361 ■ Facsimile 312.372.9509 ■ Toll Free 800.252.0402

OFFICES IN CHAMPAIGN, CHICAGO, FLOSSMOOR, LIBERTYVILLE,  
LOMBARD, MT. PROSPECT, NORTH RIVERSIDE, OAK LAWN, BELLEVILLE, ILLINOIS  
AND MADISON, WISCONSIN

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**PROFUND® UPDATE - CHICAGO METRO AREA AND INDIANA - SEPTEMBER 25, 2001**

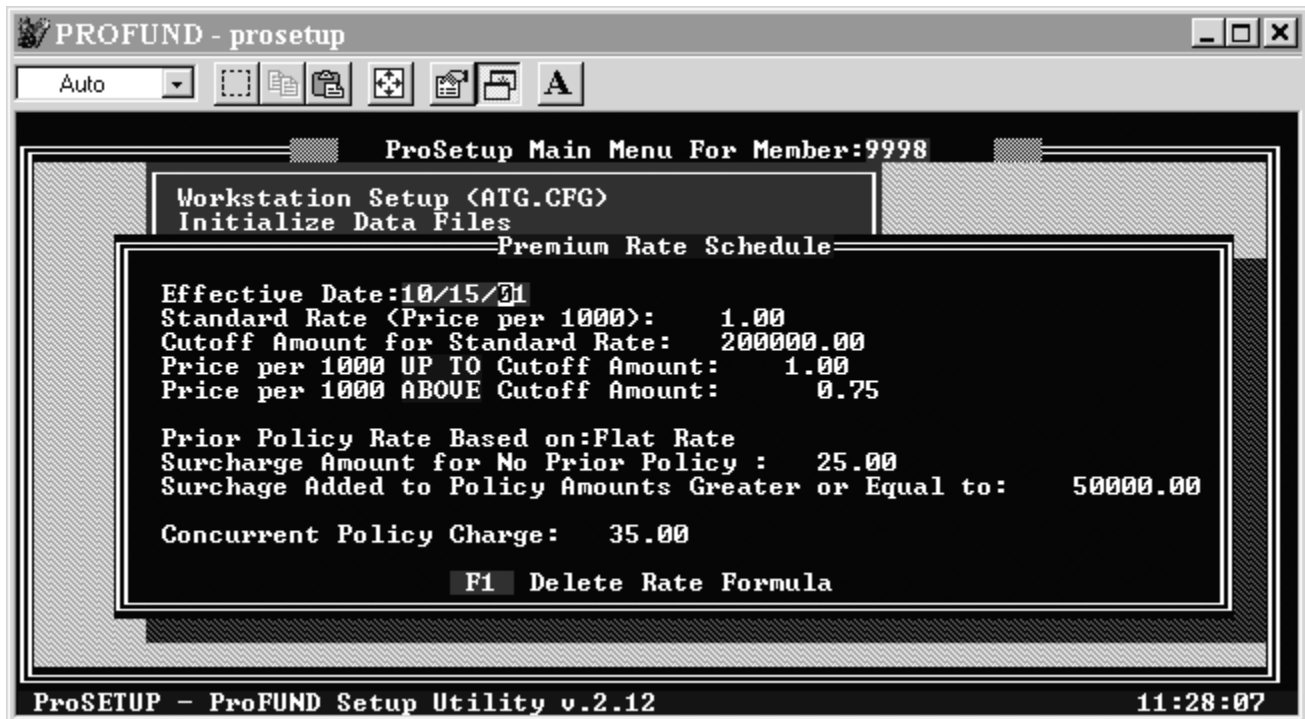
POLICIES WITH EFFECTIVE DATES OCTOBER 15, 2001, AND LATER

**INSTRUCTIONS TO ADJUST NEW POLICY PREMIUM RATES AND CONCURRENT MPA CHARGE**

As a result of the increase of the Cutoff Amount for the standard premium rate from \$100,000 to \$200,000, and to change the concurrent MPA charge from \$30 to \$35, PROFUND® users must make minor program adjustments. Please follow these instructions. This rate increase is effective for ATG Policies with an Effective Date of October 15, 2001, and later. The rate increase for closing fees is for closings on or after October 15, 2001. If you have any questions about updating your system to reflect these changes, contact Renee Wright at the PROFUND® Help Desk, 888.776.4420.

**To adjust the Cutoff Amount for the Standard Rate, please take the following steps:**

- At the opening PROFUND® screen, select **#5: ProSetup**.
- At the **ProSetup Main Menu**, select **Premium Rates Setup**.
- Two screens will appear, one on top of the other. Hit <Enter> and the premium rates of the last entry will appear.
- Enter "10/15/01" for the **Effective date**. Hit <Enter>; the following message will appear:  
*"This Effective date not found. Enter New Rate Formula (Y/N)."*
- Enter Y for Yes.
- Change the Cutoff Amount for Standard Amount to 200000.
- Change the concurrent Policy Charge from 30 to 35.



- Hit <Esc> and you will be asked if you want to update this rate formula. Enter Y for Yes.

If you have any questions, contact Renee Wright at the PROFUND® Help Desk, 888.776.4420. Thank you.

# ATTORNEYS' TITLE GUARANTY FUND, INC.

## RISK PREMIUMS AND RATES TO MEMBERS – CHICAGO AREA

### FOR MEMBER USE ONLY

For use in the Illinois Counties of Cook, DuPage, Kane, Lake, McHenry, and Will

Effective October 15, 2001 (Search fees effective March 1, 2001; Closing fees effective August 1, 2001)

Charges to consumers are determined by the member. Please refer to ATG Regulation 4.I for ATG's policy on fees and premiums.

#### TITLE INSURANCE PREMIUMS

Amount of Insurance	Premium
\$0 to \$200,000	\$1.00 per \$1,000 (or any fraction thereof)
More than \$200,000	\$200 plus \$0.75 per \$1,000 (or any fraction thereof) above \$200,000

*NOTE: The above premiums apply when there is a prior policy or commitment (not issued for the current transaction) of any title company for the same property. A surcharge of \$25 per policy will be assessed for policies with coverage in excess of \$49,001 where there is no prior policy or prior commitment. Mid America Title Insurance Company's policies and commitments will not be accepted as prior title evidence. A copy of the prior policy or prior commitment must be sent to ATG.*

Concurrent Policy up to amount of OPA..... \$35  
(MPA issued with OPA)

Minimum Title Insurance Premium ..... \$35

An additional \$15 policy preparation fee applies to Mortgagee Policies processed through ATG's Quality Assurance Department. (The policy preparation fee does not apply to fully prepared Short Form Residential Loan Policies returned directly to lenders in closed loan packages.)

#### ENDORSEMENTS

There is no risk premium for standard endorsements other than the EPL Endorsement.

ATG's Risk Premium for the EPL Endorsement is \$30. The EPL Endorsement is issued only with Mortgagee Policies for **residential** property.

#### SPECIAL RISK ENDORSEMENTS:

Consult the Underwriting Department when title conditions pose an unusually high risk to ATG or when you are insuring commercial property. Additional premiums may be assessed in these situations.

**For commercial property, contact the Underwriting Department for approval to issue policies and for a risk premium quote**

#### SPECIAL RATES\*

**Consult the Underwriting Department for special premium rates for the following:**

- Subdivisions;
- Special county arrangements;
- Increasing policy exposure using a Date Down 2; and
- Special Risk Endorsements (including ABI).

\* *Special rate confirmation numbers must be included on the Accounting Information Schedule.*

#### REFINANCES

Refi Rates 1 and 2 apply when a prior Owner Title Policy or Mortgagee Title Policy has been issued and the same owner desires only a Mortgagee Policy. Commitments are not acceptable as prior title evidence for the purpose of obtaining refinance rates. For all refinance rates, the "Minimum Title Insurance Premium," and the \$15 policy preparation fee (Chicago area) apply. See explanation under "Title Insurance Premiums" at left.

*NOTE: Surcharges do not apply to refinances.*

#### REFI 1 RATE:

Refi 1 Rate.....\$35

Applies only if **all** of the following conditions are met:

- Prior policy (Owner or Mortgagee) was issued by ATG;
- Named titleholder on the prior policy remains in title on the policy insuring the refinance.
- Insured property remains the same as or is less than that set forth on the prior policy (no new parcels added or no new construction);
- For a policy insuring a first mortgage, the proposed amount of insurance is equal to or less than the amount of the prior policy;
- Proposed mortgage will not be used to pay for, and the proposed Mortgagee Policy will not contemplate insuring, new construction; and
- The land is not vacant land that is now being improved.

For a policy insuring any junior mortgage, the above conditions must be met, with the exception that the prior policy must be an ATG Owner Policy only, and the amount of insurance for the junior mortgage, added to all other Mortgagee Policies, must be equal to or less than the prior ATG Owner Policy.

#### REFI 2 RATE:

Refi 2 Rate..... \$0.50 per \$1,000 of coverage on the Mortgagee Policy

Applies to the following refinance Mortgagee Policies:

- When using non-ATG prior policies; or
- When increasing the amount of insurance above the prior policy except for any increase that involves new construction, for which the "Title Insurance Premium" rates (above left) apply.

#### REFI 3 RATE:

If only a Mortgagee Policy is being issued, and there is no prior policy, the applicable premium is \$0.75 per \$1,000 of coverage. This rate does not apply to construction loan mortgages.

# ATTORNEYS' TITLE GUARANTY FUND, INC.

## RISK PREMIUMS AND RATES TO MEMBERS – CHICAGO AREA

### FOR MEMBER USE ONLY

For use in the Illinois Counties of Cook, DuPage, Kane, Lake, McHenry, and Will

Effective October 15, 2001 (Search fees effective March 1, 2001; Closing fees effective August 1, 2001)

Charges to consumers are determined by the member. Please refer to ATG Regulation 4.I for ATG's policy on fees and premiums.

#### CHICAGO-AREA AGENCY CLOSING FEE

##### CONVEYANCES:

Purchase Price	Closing Fee
\$ 0 – \$ 100,000 .....	\$225
\$ 100,001 – \$ 150,000 .....	\$275
\$ 150,001 – \$ 200,000 .....	\$315
\$ 200,001 – \$ 250,000 .....	\$335
\$ 250,001 – \$ 300,000 .....	\$350

Closing fees for transactions with insurance amounts in excess of \$300,000 will increase \$10 for each \$50,000 of insurance

##### REFINANCES:

Refinance Closing Fee – Flat Rate ..... \$225

##### AFTER-HOURS CLOSINGS:

Additional After-Hours Closing Fee..... \$60  
(applies to all closings scheduled before 8:00 a.m. or after 5:00 p.m., Monday thru Friday, and at any time Saturday or Sunday)

These premiums and fees apply to standard residential transactions and risks. Additional fees and premiums may be imposed for unusual risks or transactions.

#### COOK COUNTY TITLE SEARCHES

##### Initial Search:

Initial Search with prior ‡ ..... \$100  
(includes chain of title, judgment and lien and real estate tax searches, and document copies)

Initial Search without prior ‡ ..... \$120  
(includes all services set forth under "Initial Search with prior")

Rush fee..... \$ 25

Later Date Search: ..... \$ 40

Gap Search Report:..... N/C

Cancellation Insurance: ..... \$ 15  
(Must be purchased when the search is ordered. Search charges, with the exception of water and zoning certification charges, will be waived if the transaction does not close.)

#### DUPAGE, KANE, LAKE, MCHENRY, AND

#### WILL COUNTY TITLE SEARCHES

##### Initial Search:

Initial Search with prior ‡ ..... \$100  
(includes chain of title, judgment and lien and real estate tax searches, document copies, and one later date search)

Initial Search without prior ‡ ..... \$120  
(includes all services set forth under "Initial Search with prior")

Rush fee..... \$ 25

Additional Later Date Searches: ..... each \$ 40

Gap Search Report:..... N/C

Cancellation Insurance: ..... \$ 15  
(Must be purchased when the search is ordered. Search charges will be waived if the transaction does not close.)

For more information or specific questions, call 312.372.1735.

#### ESCROW DEPARTMENT SERVICES

##### §1031 TAX-DEFERRED NON-SIMULTANEOUS EXCHANGE ESCROWS:

ATG charges a basic fee of \$975 to act as Qualified Intermediary for the facilitation of an exchange of like-kind property under Section 1031 of the Internal Revenue Code. If the escrow deposit exceeds \$750,000, or multiple properties are involved, contact the Escrow Department, 312.372.8361, for a quote.

For more information, call Hugh Pollard, Staff Attorney and Escrow Department Manager, 312.372.8361, ext. 406.

##### DEED AND MONEY ESCROWS\*:

\$ 0 – \$ 100,000 .....	\$150
\$ 100,001 – \$ 200,000 .....	\$150 + \$1.50 per \$1,000 over \$100,000
\$ 200,001 – \$ 350,000 .....	\$300 + \$1.35 per \$1,000 over \$200,000
\$ 350,001 – \$ 500,000 .....	\$502.50 + \$1.25 per \$1,000 over \$350,000
\$ 500,001 – \$ 750,000 .....	\$690 + \$1.00 per \$1,000 over \$500,000
\$ 750,001 – \$1,000,000 .....	\$840 + \$0.90 per \$1,000 over \$750,000
Over \$1,000,000 .....	Call for quote

\*NOTE: These fees are in addition to agency closing fees or other escrow fees.

##### TITLE INDEMNITY/JOINT ORDER ESCROWS:

Title indemnity escrows for current year real estate taxes: ..... \$ 75  
Title indemnity escrows for all other title objections:..... \$175  
Joint order escrows:..... \$175

##### CONSTRUCTION ESCROWS:

Please note that members are prohibited by ATG Regulation 5.A. from administering construction escrows without approval. Call the Escrow Department, 312.372.8361, for a quote.

‡ "Prior" includes prior policy or prior commitment from any title company not issued for the current transaction. **Mid America Title Insurance Company's policies and commitments will not be accepted as prior title evidence.** Accommodation recordings \$10.00 plus recording and stamp fees.

# ATTORNEYS' TITLE GUARANTY FUND, INC.

## SUGGESTED RATE CARD – CHICAGO AREA

For use in the Illinois Counties of Cook, DuPage, Kane, Lake, McHenry, and Will

Effective October 15, 2001

Members may modify the premium schedule but not the Agency Closing Fees or Escrow Department Service Fees.

Please refer to ATG Regulation 4.I for ATG's policy on fees and premiums.

### RESIDENTIAL TITLE INSURANCE PREMIUMS

Amount of Insurance	Premium	Amount of Insurance	Premium
\$10,000 or less.....	\$420	\$155,001-\$160,000.....	\$667
\$10,001-\$15,000.....	\$441	\$160,001-\$165,000.....	\$674
\$15,001-\$20,000.....	\$448	\$165,001-\$170,000.....	\$681
\$20,001-\$25,000.....	\$457	\$170,001-\$175,000.....	\$689
\$25,001-\$30,000.....	\$465	\$175,001-\$180,000.....	\$696
\$30,001-\$35,000.....	\$474	\$180,001-\$185,000.....	\$704
\$35,001-\$40,000.....	\$482	\$185,001-\$190,000.....	\$711
\$40,001-\$45,000.....	\$490	\$190,001-\$195,000.....	\$718
\$45,001-\$50,000.....	\$499	\$195,001-\$200,000.....	\$725
\$50,001-\$55,000.....	\$502	\$200,001-\$205,000.....	\$731
\$55,001-\$60,000.....	\$510	\$205,001-\$210,000.....	\$737
\$60,001-\$65,000.....	\$519	\$210,001-\$215,000.....	\$743
\$65,001-\$70,000.....	\$527	\$215,001-\$220,000.....	\$750
\$70,001-\$75,000.....	\$536	\$220,001-\$225,000.....	\$756
\$75,001-\$80,000.....	\$544	\$225,001-\$230,000.....	\$762
\$80,001-\$85,000.....	\$552	\$230,001-\$235,000.....	\$769
\$85,001-\$90,000.....	\$561	\$235,001-\$240,000.....	\$775
\$90,001-\$95,000.....	\$569	\$240,001-\$245,000.....	\$781
\$95,001-\$100,000.....	\$578	\$245,001-\$250,000.....	\$788
\$100,001-\$105,000.....	\$585	\$250,001-\$255,000.....	\$795
\$105,001-\$110,000.....	\$592	\$255,001-\$260,000.....	\$802
\$110,001-\$115,000.....	\$600	\$260,001-\$265,000.....	\$810
\$115,001-\$120,000.....	\$607	\$265,001-\$270,000.....	\$817
\$120,001-\$125,000.....	\$614	\$270,001-\$275,000.....	\$824
\$125,001-\$130,000.....	\$621	\$275,001-\$280,000.....	\$831
\$130,001-\$135,000.....	\$629	\$280,001-\$285,000.....	\$839
\$135,001-\$140,000.....	\$636	\$285,001-\$290,000.....	\$846
\$140,001-\$145,000.....	\$644	\$290,001-\$295,000.....	\$857
\$145,001-\$150,000.....	\$651	\$295,001-\$300,000.....	\$861
\$150,001-\$155,000.....	\$658		

- Add \$1.05 per \$1,000 for policy amounts exceeding \$300,000.
- Premium will be based upon the greater of the purchase price or loan amount.

### ENDORSEMENTS

Environmental Protection Lien (EPL) Endorsement .....	\$80
Revolving Credit Mortgage Endorsement .....	\$80
Adjustable Rate Mortgage Endorsement .....	\$80
Condominium Endorsement .....	\$80
Location Endorsement .....	\$80
Concurrent Mortgage Policy .....	\$210
Premiums for special risk endorsements will be determined by ATG's Underwriting Department.	

### SPECIAL RATES\*

Consult the Underwriting Department for special premium rates for the following:

- Subdivisions;
- Special county arrangements;
- Increasing exposure of policy with Date Down 2; and
- Any Special Risk Endorsement (including ABI).

\* Special rate confirmation number must be included on the Accounting Information Schedule.

### CHICAGO-AREA AGENCY CLOSING FEE

#### CONVEYANCES:

Purchase Price	Closing Fee
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Closing fees for transactions with insurance amounts in excess of \$300,000 will increase \$10 for each \$50,000 of insurance

#### REFINANCES:

Refinance Closing Fee – Flat Rate.....	\$225
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#### AFTER-HOURS CLOSINGS:

Additional After-Hours Closing Fee .....	\$60
(applies to all closings scheduled before 8:00 a.m. or after 5:00 p.m., Monday thru Friday, and at any time Saturday or Sunday)	

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\* NOTE: These fees are in addition to agency closing fees or other escrow fees.

#### TITLE INDEMNITY/JOINT ORDER ESCROWS:

Title indemnity escrows for current year real estate taxes: .....	\$ 75
Title indemnity escrows for all other title objections: .....	\$150
Joint order escrows: .....	\$150

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