

ChicagoBlog

where we share our *knowledge* and *experience*.



CHICAGO TITLE

Dec 2012

Season's Greetings!

FEATURED
PRODUCT



copyright 2012 ctt titletool box suite. all rights reserved. design by remotech. question? (846) 887-0206.

Chicago Title proudly introduces Title Tool Box.

Title Tool Box is a completely automated system providing reliable data that successfully enhances your business. Title Tool Box is embarking on a revolutionary process of procuring data and property information. Imagine having instant access to all the property information and details and farming tools needed to successfully market and prospect for new business? Title Tool Box is the answer for you.

Get Access Immediately
by contacting us today for your

Log-in code!

December Facts

1. The birthstone of December is Turquoise
2. Zodiac signs for December are Sagittarius (November 22 - December 21) and Capricorn (December 22 - January 19)
3. The birth flower of December is the Narcissus
4. World's AIDS Day is celebrated on December 1st
5. December 3 - International Day of the Disabled Person
6. Universal Human Rights Month
7. National Read a New Book Month
8. In December, Nobel Prizes are awarded.
9. National Stress Free Family Holiday Month
10. Christmas Day is celebrated on December 25th.

ESCROW CORNER

Secure emails

Identity theft is the fastest growing crime in the world. It occurs when someone uses personally identifying information, like someone else's name, Social Security number, or credit card number, without permission, to commit fraud or other crimes. Millions have become victims of this crime.

In an effort to protect consumers, federal and state regulations have been passed which require certain types of entities who gather customer non-public information as part of their business, to ensure measures are in place to protect their customers from becoming victims of this crime.

[Click here to continue...](#)



ChicagoBlog is proudly brought to you by:



CHICAGO TITLE



SECURE
emails

SECURITY

Secure emails *cont'd*

The Gramm–Leach–Bliley Financial Modernization Services Act is the federal act which affects title insurance companies and settlement agents. The Act's purpose is to:

- ensure the security and confidentiality of customer records and information;
- protect against any anticipated threats or hazards to the security or integrity of such records; and
- protect against unauthorized access to or use of such records or information which could result in substantial harm or inconvenience to any customer.

Chicago Title is proud to say that we have the proper measures in place to protect the non–public information of our customers. Non–public information includes, but is not limited to:

- *Social Security numbers*
- *Credit or debit card numbers*
- *State identification card numbers*
- *Driver's license numbers*
- *Dates of birth*

How does this affect settlement agents?

Settlement agents regularly communicate with the parties to a real estate transaction via email in order to expedite a successful closing. Many of those emails contain the non–public information of the principals. In order to protect the principals, settlement agents originating emails containing non–public information in the body of the email or within an attachment, should secure the email by **encrypting** its contents.

This is how it works:

Our company uses Voltage Security® software to send secure messages. The email will be encrypted and sent to the recipient who will be provided a link where they will be prompted to create their SecureMailID. Once they have logged on, the message looks exactly the same to the recipient as any unsecure message.

Voltage also has a “reply secure” feature which allows our customer to respond to the initial message and add attachments which will be encrypted and sent back to the original sender.

Once the email is received by the Company's network it is automatically decrypted and we do not have to do anything more to receive and open the email.

Chicago Title takes pride in protecting our customer's private (non–public) information. If you are currently using other title companies, be sure to ask if they are using any secure software to protect your privacy.

New CA Laws 2013

just to name a few...

#1. Pursuing Easement Owner for Maintenance Costs

Starting Jan 1, 2013, if any easement owner refuses, or fails after written demand, to pay for his or her proportional cost for maintaining the easement as the law requires, the other easement owners can jointly or severally bring an action to recover that cost (or for specific performance) before, during, or after performing the maintenance work. This rule applies to an easement owned by more than one person, or an easement that attaches to more than one parcel of land under different ownership. Assembly Bill 1927.

#2. Requiring Notary to obtain Thumbprints for Documents Affecting Real Property

The list of documents for which a notary public must place the signatory's right thumbprint in the notary's journal before notarizing the signing of the document has been expanded. The existing list consists of a deed, quit claim deed, deed of trust, or power of attorney, whereas the new law adds any other document affecting real property. Assembly Bill 2326.

#3. Excluding Death of Cotenant Property Tax Reassessment

Effective Jan 1, 2013, any transfer of interest from one cotenant to the other that takes effect upon the death of the transferor will generally not be a change of ownership that triggers reassessment of property taxes. To be eligible for this cotenancy exemptions, certain requirements must be met.

For official detailed information on any of the new California laws, please visit California Legislative Information's web site at <http://leginfo.legislature.ca.gov/> for details.

Strength | Expertise | Service



ChicagoBlog is proudly brought to you by the Chicago Title's Division II Marketing Team.
If you have any questions, concerns or comments, please email to Sophia.Chan@ctt.com.