



Title Talk...



FEBRUARY 2010

Short Sales and Foreclosures

In times of economic hardship, our industry must face home foreclosures and short sales as an inevitable part of our jobs. We at H.B. Wilkinson Title Company want you, our valued customer, to know that our staff is ready and able to provide you with all of your title insurance needs related to these unfortunate situations.

A short sale is a sale of real estate where the sale price is less than what is owed on the loan. A short sale may occur when a person can no longer afford to pay their mortgage and the lender agrees that selling the property at a lower price and taking a loss is better than no money at all. Normally both parties allow the short sale of the property so they can avoid foreclosure. This does not necessarily mean that the borrower is no longer obligated to pay on the loan. They may need to pay the remaining balance that was not covered in the sale— which is known as a *deficiency*.

Foreclosures occur when the person stops making their mortgage payment and the Lender takes possession of the property.

Visit www.hud.gov/foreclosure/index.cfm for a guide to avoiding foreclosure.

No one wants to see a family lose their piece of the American Dream. Talk to your Mortgage Lender or Realtor® about ways you can work together in order to keep your credit score intact and a roof over your head.

H.B. Wilkinson Attends ALTA Conference

On January 30th, H.B. Wilkinson CEO, Gregory Kosin, and President, Daniel Mennenoh, attended the American Land Title Association's Large Agent's Conference in Atlanta, Georgia. From Pennsylvania to California, the title industry was well represented by agents from across the nation. Those present discussed the effect that the new RESPA rules and regulations have imposed on our industry. With the guidelines constantly being reviewed and changed, H.B. Wilkinson Title Company is staying on the leading edge by educating their staff to keep up with those changes in order to ensure you a smooth and legal closing.

Employee Anniversaries

Joni Ehnert, Manager, Dixon Office ~ 2004

Jennifer Hulstedt, Rockford Office ~ 2007

Sally Kuhlmeier, Freeport Office ~ 1998

Bureau County Office open!

H.B. Wilkinson Title Company
10 Park Avenue West, Lower Level
Princeton, IL 61356
Phone: 815-875-1300
Fax: 815-284-1165
Email: bureau@hbwttitle.com

The Princeton office hours are
Monday/Wednesday/Friday 9:00am to 4:00pm
Title Orders for Bureau County can be placed immediately online at
www.hbwttitle.com, or by fax or email.

Assistance will be available Monday—Friday 8:30am to 4:30pm through our
Dixon office. All phone calls and email will be answered through Dixon
when the Princeton office is not open



H.B. Wilkinson Title Company

Office Locations:

Bureau County

10 Park Avenue West~ Lower Level
Princeton, IL 61356
1.815.875.1300 FAX 1.815.284.1165

Carroll County

108 East Market Street
Mt. Carroll, IL 61053
1.815.244.9566 FAX 1.815.244.2731

Jo Daviess County

(Also servicing Dubuque County, Iowa)
321 North Bench Street
P.O. Box 215
Galena, IL 61036
1.815.777.3318 FAX 1.815.777.1754

Lee County

(Also servicing Bureau County)
218 South Ottawa Avenue
Dixon, IL 61021
1.815.284.1160 FAX 1.815.284.1165

Ogle County

(Also servicing DeKalb County)
203 South 5th Street
Oregon, IL 61061
1.815.732.7840 FAX 1.815.732.4761

Rock Island County

(Also servicing Henry & Mercer Counties
in Illinois & Scott County, Iowa)
322 16th Street
Rock Island, IL 61201
1.309.794.0518 FAX 1.309.794.0617

Stephenson County

216 West Exchange Street
Freeport, IL 61032
1.815.232.2511 FAX 1.815.232.3798

Whiteside County

500 North Cherry Street
P.O. Box 310
Morrison, IL 61270
1.815.772.2159 FAX 1.815.772.4799

Winnebago County

202 East Sixth Street
Sterling, IL 61081
1.815.626.1066 FAX 1.815.626.6788

Winnebago County

(Also servicing Boone County)
7025 Rote Road, Suite 105
Rockford, IL 61107
1.815.229.1925 FAX 1.815.229.1924

Plat Books On Sale

Whiteside County: On sale at our Morrison,
Sterling, Mt. Carroll, Dixon, and Rock Island offices.

Stephenson County: On sale at our Freeport,
Galena, Mt. Carroll, and Oregon locations.

\$20.00

