



CHINESE AMERICAN REAL ESTATE PROFESSIONALS ASSOCIATION
華裔房地產專業協會

MAY Monthly General Meeting

Wednesday, MAY 13, 2015

6:30pm ~ 9:30pm

NBC Seafood Restaurant

404-A South Atlantic Blvd.
Monterey Park, CA 91754



**TYPICAL TITLE CLEARANCE
PROBLEMS**

The following items listed will require added clearance and processing time for escrow and title. Avoid delays by providing information known to you on any of the listed items.

1. Establishing Fact of Death – Joint Tenancy
2. Power of Attorney – Use of Proper Execution
3. Physical Inspection Results – Encroachment, Off-Record Easements
4. Clearing Liens, Judgments
5. Clearing Child/Spousal Support Liens
6. Probates
7. Transfer/Loans Involving Corporations/Partnerships
8. Bankruptcies
9. Proper Execution of Documents – Grantees Compare to Trustors, Proper Jurats, Notary Seals
10. Last Minute Changes in Buyers
11. Last Minute Change in Type of Coverage
12. Recent Construction
13. Family Trust
14. Business Trust
15. Property Recently Foreclosed

NANCY CHAN

Account Executive | Vice-President
Lawyers Title Company



Nancy Chan is passionate about helping you achieve success. Serving Alhambra, Baldwin Park, El Monte, Monterey Park, Temple City and surrounding areas, Nancy is ready to help you save time and achieve greater peace of mind with your title transactions.

With over 34 years of experience in the title industry, Nancy understands the specific needs of her territory, how to deliver a superior level of service and offer their clients unrivaled protection. Nancy also believes that her team will ensure your transactions close smoothly with high quality and custom closing solutions that are second to none.

MEMBERS: FREE

GUESTS: \$20

FOR RESERVATIONS AND INFORMATION, CONTACT

Lucia Tam @ 626-221-2888 or luciatam@yahoo.com

You are welcome to become a CAREPA member for \$175 per year.

Membership includes 11 dinner meetings and one installation banquet during your membership year.

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