1. Provide Title Search Services as outlined and implied:
	1. Standard Ownership and Encumbrance Reports: Report shall include any claim, right, or lien upon title to real property (mortgages, easements, open debt, unpaid taxes, etc.) based on the 30-year Marketable Title Act. This report shall include a listing of deeds, wills, or other conveyances and transfers of title of real property along with encumbrances of all kinds.
	2. Root of Ownership and Encumbrance Report of Title: Report shall include chain of title back to the beginning of Public Records on a specific piece of real property, including a listing of all deeds, wills, or other conveyances and transfers of title of real property along with encumbrances of all kinds. This may be back as far as the 1800’s for Railroad real estate. Report identifying status of title, showing ownership and encumbrances, which should include any claim, right or lien upon title to real property mortgages, easements, open debt, unpaid taxes, etc. based on 30-year Marketable Title Act.
	3. Fifty (50) Year Chain of Title Report: Report shall include chain of title on a specific piece of real property, including a listing of all deeds, wills, or other conveyances and transfers of title of real property along with encumbrances of all kinds. Report identifying status of title, showing ownership and encumbrances, which should include any claim, right or lien upon title to real property mortgages, easements, open debt, unpaid taxes, etc.
2. Request for a title search to be completed:
	1. Requests to quote a cost and timeframe to perform the specific report search will be submitted by various departments. The County will notify the firm of quote acceptance.
	2. Lake County reserves the right to negotiate all elements of quotes received and request additional technical information as necessary to complete evaluations.
		1. Standard Ownership and Encumbrance Reports per Parcel of Property (completed within 7 days).
		2. Update of Encumbrance Report (completed within 7 days).
		3. Chain of Title Ownership and Encumbrance Report per Parcel (completed within 7 days).
		4. Update Chain of Title (completed within 7 days).
		5. Multiple Ordered Standard Ownership and Encumbrance Reports (completed within 30 days).
		6. Multiple Ordered Standard Ownership and Encumbrance Reports (completed withing 45 days).
		7. Root of Ownership and Encumbrance Report of Title (completed within 30 days).
		8. 50-Year Chain of Title Reports (completed within 30 days).

2.23 The first update requested within six months of the report shall be free of charge.

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