

1 AN ACT concerning regulation.

2 **Be it enacted by the People of the State of Illinois,**
3 **represented in the General Assembly:**

4 Section 5. The Title Insurance Act is amended by changing
5 Section 18.1 as follows:

6 (215 ILCS 155/18.1)

7 Sec. 18.1. Choice of title insurance company. It is
8 declared to be the public policy of this State that parties to
9 a contract for the sale of residential real property who are
10 obligated to provide and pay for title insurance have the
11 right to choose the title insurance company and title
12 insurance agent that will provide such title insurance. No
13 lender or producer of title business, as the term is defined in
14 this Act, shall, as a condition of making a loan, providing
15 services of any kind, including, but not limited to, services
16 as a broker, agent, lender, attorney, or otherwise, require a
17 party to a contract for the sale of residential real property
18 who is obligated by that contract to furnish and pay for title
19 insurance at their expense, to procure title insurance from a
20 title insurance company or title insurance agent other than a
21 title insurance company or title insurance agent that is
22 chosen by the party paying for the title insurance.
23 Notwithstanding any other provision of this Section, it is

1 also the public policy of this State that consumers obligated
2 to pay for title insurance services are afforded the
3 opportunity to make an informed decision and, in so doing,
4 have the option to consult with legal counsel before title
5 insurance payment obligations are effective.

6 (Source: P.A. 95-570, eff. 8-31-07.)