



Title Insurance Issues (with hyperlink)

Hope J. Hammer, Esquire
Robert Chalphin Associates
Norristown

Neil Andrew Stein, Esquire
Kaplin Stewart Meloff Reiter & Stein, PC
Blue Bell

A chapter from *Real Estate Law Update 2008*
Pub. No. 5026, published April 2008

To purchase this book:

- See the PBI Online Bookstore at www.pbi.org
- Email info@pbi.org, or
- Call 1-800-932-4637

© 2008 Pennsylvania Bar Institute. All rights reserved.

This file is licensed only to the person downloading this file from PBI's website, for printing and for saving to his or her personal computer. No further use is permitted. This file may not be shared electronically with any other person without the express written permission of the Pennsylvania Bar Institute.

The Pennsylvania Bar Institute does not render any legal, accounting, or other professional services. The Institute's programs and publications are designed solely to help attorneys maintain their professional competence. In dealing with specific legal matters, the attorney using PBI publications or orally conveyed information should also research original sources of authority.

Table of Contents

Title Insurance Issues

Hope J. Hammer, Esquire and Neil Andrew Stein, Esquire

I.	Easements Reminders.....	87
	The Basics.....	87
	Classification of Easements	88
	Creation of an Easement	89
	Title Insurance Issues.....	89
	Tax Sales.....	91
	Merger.....	91
	Abandonment.....	92
	Destruction by Agreement: Abrogation.....	92
	Waiver of an Easement	93
II.	Overview of Title Insurance Claims and Litigation	93
	What Is Title Insurance?	93
	Notice of Claim.....	93
	What Is Included or Excluded from Coverage?.....	94
	Litigation.....	95
	Explore Non-Litigation Options	96
	Litigation Options	97
III.	Case Law Review	98
	Title Insurance Charges	98
	<i>Alberton v. Commonwealth Land Title Insurance Co.,</i> Civil Action No. 06-3755 (E.D. Pa., January 31, 2008)	98
	Coverage Issues	99
	<i>Rood v. Commonwealth Land Title Insurance Company,</i> 936 A.2d 488 (Pa. Super. 2007).....	99

Terra Equities, Inc. v. First American Title Insurance Company

This appendix can be found online at the following hyperlink:

<http://courts.phila.gov/pdf/cpcvcomprg/terra-mo.pdf>