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Title & Settlement Services

Our Services

Title & Settlement Services
Family Law
Immigration
Real Estate
Business Law and Transactions
Creditors' Rights – Default Servicing
Residential Real Estate
Commercial Real Estate
Leasing
Condominium Law
Trusts & Estates
Tax Services

Clients

Banks & Lenders

Key Contact

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Clear title is the foundation of a real estate transaction. Before property can be purchased, financed, developed, refinanced, or transferred, ownership interests must be understood, title issues identified, and closing requirements coordinated with precision.

Ligris provides title and settlement services to lenders, law firms, buyers, sellers, developers, and other real estate professionals. Our attorneys combine deep title experience, strong underwriting relationships, and practical problem-solving to help transactions move forward efficiently – particularly when a title issue requires more than routine processing.

Know What You're Insuring

Title work begins with understanding the property's history and identifying matters that could affect ownership or a lender's security interest. Liens, unpaid taxes, mortgage discharges, recording issues, easements, ownership questions, and other title defects are best addressed before they become closing problems.

Our attorneys examine and certify title, evaluate coverage issues, coordinate with title underwriters, and help clients understand what needs to be resolved. Other law firms and lenders regularly rely on Ligris when a title matter requires legal analysis, curative work, or a practical path through a complicated issue.

Solve Title Problems and Keep Transactions Moving

An unresolved lien, missing discharge, recording defect, or ownership issue can delay a closing or prevent funds from being disbursed. We work with lenders, law firms, underwriters, registries, and other transaction participants to identify issues early, determine the appropriate course of action, and manage the work needed to clear title and keep the transaction on track.

Our title team also supports lender operations with equity-line title programs, title curative matters, mortgage discharge and satisfaction issues, and title rundowns for construction disbursements.

Support Commercial Transactions and Large Policies

Commercial real estate transactions can involve complex ownership structures, substantial loan amounts, multiple parcels, development considerations, and specialized title insurance coverage. Ligris attorneys understand both the title issues and the broader real estate transaction.

Our relationships with leading title underwriters allow us to coordinate underwriting efficiently and leverage agency relationships when structuring coverage for significant commercial transactions. Clients benefit from the resources of national underwriting partners and the accessibility of an experienced local legal team.

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Security and Compliance Built Into the Process

Title and settlement work involves highly sensitive personal, financial, lender, and transaction information. Ligris is SOC 2 Type II compliant and maintains policies, procedures, and security controls designed to safeguard confidential information throughout the title and closing process.

For lender and institutional clients, our operational approach also reflects applicable CFPB requirements, ALTA best practices, and third-party service-provider diligence expectations. We are prepared to participate in lender vetting, assessment, and approval processes.

Ligris Title & Settlement Services Include:

- Title examination and certification
- Title insurance commitments, policies, endorsements, and policy issuance
- Commercial title insurance and underwriting coordination
- Title curative work for lenders, law firms, and transaction parties
- Mortgage discharge, satisfaction, and release resolution
- Title services supporting lender equity-line programs
- Title rundowns for construction disbursements
- Escrow, settlement, and closing support
- Title and settlement support for law firms
- Advice and training on title, regulatory, and process issues
- Coordination with national title underwriters
- Residential mortgage closing services in Massachusetts, New Hampshire, Maine, Rhode Island, and Connecticut
- Title, settlement, and closing services in New York and Florida through ACES Title Agency, LLC

Why Ligris for Title & Settlement Services?

Title problems rarely exist in isolation. They can affect financing, closing deadlines, development plans, ownership rights, and the ability to transfer or insure property. Because our title professionals are part of a broader real estate law practice, we can evaluate the legal issue in the context of the entire transaction and work toward a practical resolution.

Our underwriting relationships provide access to national resources and competitive solutions, while our clients retain direct access to the attorneys and professionals handling the matter. Through ACES Title Agency, LLC, our broader title and closing platform also extends into New York and Florida.

From routine title certification and lender programs to large commercial policies and challenging curative matters, our goal is simple: identify issues early, communicate clearly, protect sensitive information, and keep the transaction moving.

FAQs

What are title and settlement services?

Title services determine and document the ownership of real estate, identify liens or other matters that

may affect ownership or a lender's interest, and support the issuance of title insurance. Settlement services coordinate the documents, funds, escrow requirements, and other steps needed to complete a real estate closing.

What does a title attorney do?

A title attorney reviews the property's title history, identifies defects or risks, works to resolve title problems, coordinates with title underwriters, and helps determine appropriate title insurance coverage. Legal experience is particularly valuable when a title issue requires analysis, negotiation, or curative work.

What is title curative work?

Title curative work addresses defects or unresolved matters that affect a property's title. Depending on the issue, this may include resolving liens, obtaining missing mortgage releases or satisfactions, correcting recording problems, addressing ownership questions, or coordinating other documentation needed for insurable title.

What is a title rundown?

A title rundown is an updated review of title shortly before a closing or construction disbursement to determine whether any new matters have appeared since the original title examination. Ligris provides title rundowns for construction financing and other transactions that require updated title information.

Can Ligris assist with commercial title insurance?

Yes. Ligris works with commercial buyers, sellers, lenders, developers, law firms, and title underwriters on significant commercial transactions, including title examination, curative matters, policy issuance, endorsements, and underwriting coordination.

Where does Ligris provide title and closing services?

Ligris provides title and settlement services in Massachusetts and residential mortgage closing services in Massachusetts, New Hampshire, Maine, Rhode Island, and Connecticut. Through our sister company, ACES Title Agency, LLC, title, settlement, and closing services are also available in New York and Florida.

How does Ligris protect sensitive title and closing information?

Ligris is SOC 2 Type II compliant and maintains security controls, policies, and procedures designed to protect confidential client, lender, and transaction data. Our processes also support lender vendor-management and information-security requirements.

What makes Ligris different from a national title provider?

Ligris combines strong underwriting relationships and title-agency resources with the legal knowledge, direct access, and personal service of an experienced real estate law firm. When a title issue becomes a legal issue, the professionals handling the title work can help address the broader transaction rather than simply referring the problem elsewhere.