

UNIVERSAL BUTTONS

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(218) 722-1321

HOMEPAGE

Main Header

Making your property truly yours

[Alt Headers]

You've found your place. Now make sure you'll never lose it.

Premier title work

A better title experience

More than a title

Bringing peace of mind to real estate

Bringing real service to real estate

Earning the title in premier title work

Protecting the places you love most

[Get a Quote] [Order Title Work]

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First Content Area

Northern Minnesota's title experts

North Shore Title offers the highest level of flexibility, speed, and professionalism in real estate title and closing services. We're locally owned and locally based, bringing a higher acumen to any title transaction in the Twin Ports region and beyond. Every detail is thoroughly looked over and after. With offices in Duluth, Grand Marais, Two Harbors and Superior, North Shore Title is uniquely positioned to meet the title needs of clients in northern Minnesota, as well as northern Wisconsin.

Services

Residential Transactions
Construction Loan Closings & Disbursing
Commercial Transactions
Short Sale & REO Transactions
Pre-Foreclosure Commitments & Searches
Property/Ownership Encumbrance Reports
1031 Exchanges

[Learn More]

ABOUT US

Reliable and efficient real estate transactions

North Shore Title has worked with commercial and residential clients across northern Minnesota and Wisconsin—bringing technology, streamlined processes and a better title experience to every project.

To ensure excellent service across the board and a speedy and simple closing process, we have established a deep bench of experts with decades of title experience. Our team comes ready to effectively handle every transaction from contact to contract.

As the company has grown over the years, creating a healthy work environment and culture remains at the center. We offer our team the same flexibility and care that we provide to our clients.

For more information about our company and our staff, please [contact us](#).

TESTIMONIALS

But enough from us

See what our clients have to say.

[Testimonials to follow]

STAFF

Meet your title work brain trust

Baiers Heeren, President

- Certified Real Estate Specialist (CRS)

- Super Lawyer

Brad Orn, Co-Owner/President

Brad is the owner and ~~Duluth-market~~ ^{Co-} president of North Shore Title. His focus is on business development, management and real estate closings. Brad brings 15 years of real estate banking, bank merger and acquisition experience to the executive team and to his clients. He received a Bachelor of Arts degree from Gustavus Adolphus College in 1995, where he was also captain of the hockey team. He is currently the Vice President of Duluth's Glen Avon Hockey Association and is an active volunteer in various local charities.

Brad spends his free time coaching hockey, fishing and mountain biking. He also enjoys spending quality time with his wife, Becky, and their four children hiking and camping along the North Shore.

-18 Team Members

RESOURCES

Either one sub-page per bold service category below or one long page with all services included.

Your title needs. Covered.

We provide everything you need for a successful closing. With a certification from the American Land Title Association, you can be assured that your ~~title and abstract~~ *Real Estate* transactions conform to the highest legal, professional and ethical standards.

Residential Transactions

Many first-time homebuyers don't know that they can choose their title company. If you're unfamiliar with your options, your real estate agent or banker can make a suggestion. When selecting your title insurance company, it's important to consider fees and costs as well as customer service and experience.

At North Shore Title, we make closing a non-event. We do everything upfront so that by the time you get to the table, there's nothing to worry about. Plus, we ~~travel~~ *can* to meet you so your closing is as easy and convenient as possible.

What to Expect:

A closing usually lasts about an hour. You will need to bring a photo ID and a cashier's check or wire. Our team will inform you of anything else that is needed for the closing.

Residential Transaction Resources:

- Seller's Net Sheet
- Real Estate Closing Information Worksheet
- REALTOR® Information Sheet
- HOP (Homeowners Outreach Program) information for buyers/sellers

Construction Loan Closings & Disbursing

We take pride in our construction loan closing and disbursing services. Our experience in this area allows us to manage all moving parts and make everyone's job a little easier. We go out of our way to make sure our title insurance commitments are

thorough and easy-to-understand. We take on the key role of facilitator and mediator between bankers, contractors and clients for construction projects. In managing disbursements, we also make sure everyone stays on budget and all needed resources are available as needed.

Construction Disbursement Resources:

- Application and Certificate for payment (G702)
- Certificate of Total Project Cost
- Document G703
- Receipt and Waiver of Mechanic's Lien Rights
- Sworn Construction Statement
- Draw Request Form

Coming Soon

Commercial Title and Settlement Services

As a locally owned title company that has relationships with the largest title insurance companies, North Shore Title provides flexible, trusted title work, abstracts and exams to commercial clients in Minnesota and Wisconsin. We offer a full range of title insurance products, along with 1031 Exchanges and Construction Disbursing.

North Shore Title also possesses internal underwriting capabilities, and will travel to meet you at your location. It's just one more way we make your commercial transaction as smooth as possible.

We have relationships with the following title insurers.

Old Republic
Stewart
First American

Endorsement Library:

- PDF 1
- PDF 2
- PDF 3

Coming Soon

Short Sale & REO Transactions

North Shore Title facilitates closings for foreclosure sales. We're accustomed to working with third parties and the U.S. Department of Housing and Urban

Development (HUD). Our experience in managing short sales and REO transactions gives us the ability to make the transition smooth given the moving parts and parties.

Pre-Foreclosure Commitments & Searches

We provide pre-foreclosure commitments and searches at a reasonable price for lender and attorney partners. In addition to conducting searches, we also facilitate bids on behalf of banks and attorneys for sheriff's sale.

Although Minnesota state statute requires a 40-year search, we pull each transaction, deed and mortgage up until the source deed. Everything is organized and ordered for an examiner to go through. If anything comes up, we dig into what may have been missed down the road so the issue can be resolved.

Property/Ownership Encumbrance Reports

North Shore Title works with bankers and attorneys on O&E reports—with a 24-hour turnaround.

Resources:

- PDF 1
- PDF2

1031 Exchanges

At North Shore Title, we work with clients to make 1031 Exchanges as easy as possible. We're one of the few local companies to offer this service to the region. We work with both residential and commercial clients in the area and beyond.

REALTORS

We work REALTOR® hours

You go beyond what's required (and your schedule) to help clients find their dream properties. Let us repay your efforts by making the title and closing process simple. At North Shore Title, we provide all necessary resources to keep closing easy, including an editable real estate information worksheet and closing protection letter.

Perhaps most importantly, we close after hours and will travel to a client's preferred location if that makes your life and your client's easier.

Resources for Real Estate Agents:

- [Seller's Net Sheet](#)
- [Real Estate Closing Information Worksheet](#)
- [REALTOR® Information Sheet](#)
- [HOP \(Homeowners Outreach Program\) information for buyers/sellers](#)
- [Title Calculator](#)

Title Insurers

- Old Republic
- Stewart
- First American

North Shore Title is a Member of:

- American Land Title Association
- Minnesota Land Title Association
- Title Action Network

COMMERCIAL

Bringing premier title work to the region we love

When it comes to commercial transactions, we say: the bigger and the more complex, the better. Our extensive experience in commercial title and settlement services means we can help guide the transaction and handle any hurdles along the way. Plus, we know the region and market. We've seen a lot of growth over the years and look for ways to support and supplement that spirit. One way of supporting this region is by facilitating its many commercial transactions, along with acquisitions and new construction.

As a locally owned title company that has relationships with the largest title insurance companies, we provide flexible, trusted title work, abstracts and exams to commercial clients in Minnesota and Wisconsin. **[See all commercial services >]**

We have relationships with the following title insurers.

- Old Republic
- Stewart
- First American

Endorsement Library:

- PDF 1
- PDF 2
- PDF 3

Coming Soon

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ORDER TITLE WORK

Surprisingly simple

[Title Work Form]

GET A QUOTE

No pressure. Just answers.

[Quote Form]

CONTACT

How can we help?

[Contact Form]

DULUTH OFFICE

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