

StoneBridge

Land Title Agency Inc. —



COMPANY PROFILE

StoneBridge Land Title Agency, Inc. a Cincinnati residential and commercial title agency and its principals offer years of experience in the industry. Attorneys **Jim and Kerrie Matre** and **Joseph Beyke** of **Matre, Matre & Beyke Co., LPA**, and attorney **Terrance Monnie** have combined extensive backgrounds in real estate and real law extending back more than three decades. Attorney Terry Monnie, new to StoneBridge adds another 30-plus years of experience in the area of real estate law and title matters.

“Our combined staff includes 4 attorneys, 3 licensed title insurance agents and a knowledgeable, professional support team,” Jim says. “All of us are proud of our ability to listen to and understand our clients’ needs. We pride ourselves on being knowledgeable, customer-driven, and solution-oriented.”

StoneBridge offers a full service closing facility for REALTORS and their clients. “We know that all parties involved in a transaction want it to close on time, and our goal is to do whatever it takes to make that happen,” Jim says. “We handle each transaction with fast, accurate and efficient service from the initial title order through closing. Our staff is exceptional at recognizing closing and title issues that may not be readily apparent to most. These potential problems are immediately reviewed by our attorneys so resolution may be quickly initiated.” Of course, the StoneBridge staff is happy to travel to any mutually accessible location to meet the needs of their clients.

“Many times, issues may come up during a real estate transaction that requires legal services,” Kerrie continues. “For example, there may be a cloud on a title that must be removed by a legal proceeding known as a quiet title action. When experienced title agents discover these kinds of issues early in the process, quick resolution can be obtained. As attorneys, we are also available to review contracts and represent either buyers or sellers at their closings.”

“Our range of service also include establishing business entities such as limited liability companies for clients who, for example, own apartment buildings, we review leases of all types, draft contracts, and we represent clients seeking re-zoning for commercial purposes,” she continues. “We handle 1031 tax free exchanges, land development, and we represent and defend REALTORS in civil litigation matters. We also represent REALTORS against complaints brought before the State of Ohio Real Estate Commission, as well as represent REALTORS in commission disputes and ethics complaints at the local board level.”

The StoneBridge Team of professionals pride themselves on the relationships they have cultivated with REALTORS. Jim and Kerrie and Terry have volunteered countless hours teaching continuing education classes through local Board of REALTORS and for several real estate brokerage firms. Jim has been recognized as an expert in condominium and homeowner association matters, and

has lectured on this subject at local, state and national levels. Both Kerrie and Terry are highly skilled and knowledgeable in real estate brokerage law and in matters involving disclosure issues, fraud, and defect liability regarding existing construction and new construction.

StoneBridge Land Title Agency is a member of several real estate boards, and its principals enjoy active roles in board committees and functions.

Recent headlines have underscored the importance of title insurance. Terry, Jim and Kerrie have long recognized its value. “When I started checking titles in 1975 right out of law school, lawyers did the title exams, prepared closing documents, handled closings and recorded the deed and mortgage,” Jim says. “Today, lawyer involvement in these matters is generally minimal at best. We recognize that real property investment is still one of the most important investments anyone can make, and we believe that legal involvement in the process is imperative. In addition, mortgage-related closing documents are frequently provided to the title company at the last minute, often by people with little or no legal training or experience in recognizing title defects. I believe we will continue to see title problems with greater frequency because of these factors. We believe title insurance is more important than ever to protect both the buyer and the seller in a sales transaction – and I don’t just mean the lender’s policy here.”

The StoneBridge Team understands the need for information to be acquired and transmitted rapidly and easily in today’s real estate industry, keeping in mind the need for confidentiality, and they maintain and use the latest technology to meet that end. “A simple example is our extensive use of e-commerce,” Jim says. “Wherever possible, we obtain the lender’s documents electronically and where time permits, we provide to all parties for prior review. Anyone of our staff can e-mail and transmit closing information confidentially. Our company website is dedicated not only to providing valuable information but also to provide closing forms and educational articles to help all parties through the closing process.”

Although roundtable closings remain the norm in Greater Cincinnati, the StoneBridge Team recognizes the need for and the movement toward escrow closings in this region. “We have created an entire section on our website to explain this type of closing, which is so common in other areas of the country,” Kerrie says. “We have prepared the necessary forms, we have them on the website, and we stand ready to perform this type of closing as easily as a roundtable closing.”

Stonebridge Land Title Agency, Inc., Terry Monnie, and Matre, Matre & Beyke Co., LPA share adjoining offices at the Conrey Business Center, 11800 Conrey Rd Suite 200 and 220, Cincinnati, Ohio 45249. Please call (513) 671-9600 for more information.