

**McGill
Escrow & Title,
LLC**



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Robert E. McGill, III is originally from Baton Rouge, Louisiana. He graduated from Tulane University in 1978, and earned his Juris Doctorate from Tulane Law School in 1981.

From 1981 through 1984, he practiced in the Maritime Insurance Defense field with the law firm of Hebert & Abbott in New Orleans, Louisiana. From 1985 through 1990, he was involved in all aspects of commercial real estate development, acting as an Officer and in-house counsel for Louisiana Southern Timberlands. During that time, he was involved in the development of several commercial shopping center sites in Pensacola, Panama City, and Tallahassee, as well as the purchase and development of several large timber tracts.

He was admitted to the Florida Bar in 1990, and worked for Stowell, Anton, & Kraemer in Destin, Florida from 1991 through September 1993.

In September 1993, he opened his own law practice, Robert E. McGill, III, P.A., which also offered the services of a title company. From 1993 through 1996, he acted as the City Attorney for the City of Destin, where he was involved in land planning and administrative law.

From 2001 through the present time, Mr. McGill has continued to operate his title company, McGill Escrow & Title, LLC and his legal practice, Robert E. McGill, III, P.A., specializing in real estate transactions, real estate closings, probate and wills, trusts, LLC's, construction, development, corporate and business litigation, homeowner and condo association law, and mediation services.

He has been married to Leah Richards McGill since 1982 and they have 2 daughters, Mallory and Lauren. He is also an elder at First Presbyterian Church of Destin, and has been a member of the Destin Rotary Club since 1987, serving as President in 1997 and 2012.

**McGill Escrow
& Title, LLC**



Welcome to

McGill

Escrow & Title, LLC

McGill Escrow & Title, LLC is a locally-owned and operated company that has been serving the Emerald Coast since 2001.

With decades of professional staff experience, we live and breathe Florida real estate. Our goal is simple: to guide you through your real estate transaction and protect you from the common and not-so-common pitfalls. We are a solid, local neighborhood business and value our reputation. The majority of our clients are referrals who hear about us through word of mouth, and once they work with us, they keep coming back!

We offer great rates and a comfortable atmosphere, where clients are welcome to call, e-mail, or drop by the office and talk to our dedicated, competent and friendly staff.

**We'd love to have
your business!**

**FOR ALL OF YOUR
REAL ESTATE
CLOSING SERVICES**

Our Strengths:
THE QUALITY OF OUR
TEAM AND OUR
STRATEGIC ALLIANCE



At McGill Escrow & Title, the quality of our service is ensured by the quality of our people. McGill Escrow & Title real estate professionals and support staff work toward the single goal of achieving a trouble-free settlement for you.

McGill Escrow & Title is part of a strategic alliance with, and is an agent for, the largest national title insurance underwriters, providing you with the added assurance of dealing with established and nationally-recognized firms.

By choosing McGill Escrow & Title, you are choosing among the best in the industry. We make every effort to ensure the accuracy and quality of the service we provide to eliminate the worries associated with closing a newly-purchased property.

LEARN ABOUT THE ROLE AND FUNCTION OF TITLE & ESCROW SERVICES

The role and function of title and escrow services is to make sure that your real estate closing goes smoothly. Here are some of the details covered under McGill Escrow & Title services:

- Act as your escrow agent so your money is handled safely and professionally.
- Serve as your depositor for all of your funds, and distribute your funds at real estate closing.
- Review your title and clear any defects.
- Ensure that you are getting a title that is “free and clear” at your real estate closing.
- Calculate any prorations for your taxes and/or Homeowner Association assessments.
- Pay off any back liens on your property.
- Conduct a smooth, prompt, professional real estate closing.
- Sit down with you and fully explain any documents you are unsure of.
- Make sure you feel comfortable and fully answer questions you may have.
- Record your documents for you.
- Issue your title insurance policy.
- Be your troubleshooter, who finds potential problems and gets them solved.

McGill Escrow & Title provides these title and escrow services to valuable clients just like you in Okaloosa, Walton, Bay, Escambia and Santa Rosa Counties. When you use our title and escrow services, you will find that things go so effortlessly that you will wonder how such a large transaction could go so smoothly.

WHY TITLE INSURANCE?

Before a real estate transaction can close, a title search must be made. The most accurate description of a title is a bundle of rights in real property. A title search is the process of determining from the public record just what those rights are, and who owns them. A title search is a means of determining that the person who is selling the property really has the right to sell it, and that the buyer is getting all the rights to the property (title) that he or she is paying for.

The title company can undertake the search process. In most real estate transactions today, a title insurance policy is purchased to assure the buyer that he or she has purchased a valid title.

In those transactions where title insurance is involved, the title company must determine insurability of the title as part of the search process. This leads to the issuance of a title policy, which ensures the existence or non-existence of rights to the property. The title company will, at its own expense, defend the title and will pay losses within the coverage of the policy if they occur. For home buyers, we complete the property transaction effectively and efficiently with great attention to detail.

