



## **Scott J. Fandre**

Partner

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Scott Fandre focuses his practice on commercial foreclosures and workouts, real estate tax appeals, title insurance litigation, insurance regulatory matters, real estate, property development, and construction.

As Vice President and Assistant General Counsel for a large title insurance company in Chicago, Scott litigated real estate cases at the trial and appellate court levels for claims in Illinois, Indiana, Michigan and Ohio for more than 30 years. Scott has taught training classes and presented seminars throughout the country on title insurance, real estate and construction law.

### **Education**

- J.D., Northern Illinois University School of Law, DeKalb, Illinois, 1991
- B.A., Bradley University, Peoria, Illinois, 1988

### **Bar & Court Admissions**

- Illinois, 1991
- Indiana, 2008
- U.S. District Court for the Northern District of Illinois
- U.S. District Court for the Central District of Illinois
- U.S. District Court for the Southern District of Illinois
- U.S. District Court for the Northern District of Indiana
- U.S. District Court for the Southern District of Indiana
- U.S. District Court for the Eastern District of Michigan
- U.S. District Court for the Western District of Michigan
- U.S. Court of Appeals 6th Circuit
- U.S. Court of Appeals 7th Circuit

### **Practices**

- Creditors' Rights and Bankruptcy
- Financial Services Litigation



- Litigation and Dispute Resolution

## Industries

- Financial Services
- Real Estate
- Construction

## Representative Experience

- Represented numerous lenders, developers and owners in connection with mechanic's lien and construction litigation
- Numerous engagements on behalf of lenders in commercial foreclosures and workouts
- Represented owners on real estate tax appeals in Illinois and Indiana
- Represented lenders on bankruptcy issues, including mortgage validity and priority disputes
- Represented parties in eminent domain proceedings, including those involving road expansion projects and the creation of utility easements
- Representation of three of the country's leading title insurance companies in the defense of title insurance claims throughout the Midwest
- Advised title insurance companies and insureds on title insurance coverage issues
- Represented insurance companies on insurance regulatory issues, including market conduct and compliance matters
- Represented parties at the trial and appellate court level on issues regarding legal description problems, boundary and easement disputes and surveying issues
- Defended owners and lenders in several real estate tax deed proceedings
- Representation of landlords and tenants in commercial lease disputes
- Represented both buyers and sellers in connection with real estate transactions

## Professional Associations

- Member, Indiana State Bar Association
- Member, Illinois State Bar Association
- Member, Chicago Bar Association
- Member, American Bar Association

## Seminars & Presentations

- Speaker, "Advanced Title Insurance Issues," National Business Institute, 2012
- Speaker, "Trends in Indiana Title Insurance Claims," Indiana Land Title Association Convention, 2012
- Speaker, "Law of Easements: Legal Issues and Practical Considerations in Indiana," Lorman Educational Services, 2008
- Speaker, "Mortgage Foreclosures and Short Sales," Indiana Land Title Association Convention, 2008



- Speaker, "Fundamentals of Construction Contracts in Indiana: Understanding the Issues," Lorman Educational Services, 2006
- Speaker, "Overview of Indiana Title Insurance Claims," Chicago Title Insurance Company Indiana Agents Conference, 2001-03
- Speaker, "Overview of Michigan Title Insurance Claims," Fidelity National Title Insurance Company Michigan Agents Conference, 2003
- Speaker, "Overview of Ohio Title Insurance Claims," Chicago Title Insurance Company Ohio Agents Conference, 2003