



## DEPARTMENT OF COMMERCE & INSURANCE

P.O. Box 690, Jefferson City, Mo. 65102-0690

IN RE: RAVENSWOOD TITLE CO., LLC  
320 WEST OHIO ST  
SUITE 3E  
CHICAGO, IL 60654

TRACKING ID# 404471

### VOLUNTARY FORFEITURE AGREEMENT

It is hereby agreed by Ravenswood Title Co LLC (“Ravenswood Title”) and the Division of Consumer Affairs of the Department of Commerce and Insurance, as follows:

WHEREAS, Chlora Lindley-Myers, is the duly appointed Director of the Department of Commerce and Insurance, State of Missouri (hereinafter, “Director” of the “Department”), whose duties, pursuant to Chapters 374, 375 and 381, RSMo, include the supervision and regulation of the business of insurance;

WHEREAS, the Division of Consumer Affairs (“Division”) of the Department is charged with investigating producers and companies engaged in the business of insurance pursuant to Sections 374.085 and 374.190, RSMo and is authorized by the Director to recommend enforcement action under the laws relating to insurance;

WHEREAS, Ravenswood Title currently holds an active license as a business

entity producer with the Department, pursuant to Chapter 375, RSMo;

WHEREAS, the Division has received information concerning Ravenswood Title's failure to:

- Receive a corresponding escrow deposit prior to disbursing escrow funds in violation of Section 381.412.2, RSMo;
- Make a determination of insurability of title in accordance with sound underwriting practices, in violation of Section 381.071.1(2), RSMo;
- Timely present a security instrument for recording, in violation of Section 381.026.1, RSMo;

Additionally, Ravenswood Title conducted the business of insurance without a valid business entity producer license issued by this Department, in violation of Sections 381.115.1, RSMo and 381.115.2(1), RSMo;

Such conduct subjects Ravenswood Title to enforcement action by the Director;

WHEREAS, Ravenswood Title has been informed of its right to counsel and of its right to contest any attempt by the Department to discipline its insurance producer license, and states that it understands its rights to contest any such actions;

AND WHEREAS, Ravenswood Title acknowledges and admits for purposes of this Agreement and for purposes of any future action by the Director or the Division based on any additional violation of the insurance laws or regulations by Ravenswood Title, in which action the Director or the Division alleges that the violations described herein form part of a course of conduct, a business practice, or other such series of similar violations, or that future violations by Ravenswood Title are committed knowingly, intentionally or in conscious disregard of the law, in that it failed to:

- Receive a corresponding escrow deposit prior to disbursing escrow funds in violation of Section 381.412.2, RSMo;
- Make a determination of insurability of title in accordance with sound underwriting practices, in violation of Section 381.071.1(2), RSMo;
- Timely present a security instrument for recording, in violation of Section 381.026.1, RSMo;

Additionally, Ravenswood Title conducted the business of insurance without a valid business entity producer license issued by this Department, in violation of Sections 381.115.1, RSMo and 381.115.2(1), RSMo;

NOW, THEREFORE, in lieu of any recommendation or initiation by the Division of any action based on the violations cited in this Agreement, and after being afforded the opportunity to consult legal counsel, Ravenswood Title does hereby voluntarily and knowingly surrender and forfeit the sum of one thousand three hundred dollars (\$1,300.00), such sum to be paid into the State School Moneys Fund pursuant to Sections 374.046 and 374.280, RSMo.

Ravenswood Title shall submit this sum to the Department by cashier's check or money order made payable to the State School Moneys Fund no later than November 18, 2022.

The parties agree that, should the Director or the Division in the future allege an additional violation of the insurance laws or regulations by Ravenswood Title, nothing in this Agreement shall preclude the Director or the Division from introducing Ravenswood Title's admissions contained in this Agreement as evidence that the acts described herein form part of a course of conduct, a business practice, or other such series of similar

violations, or for purposes of showing that such later alleged acts are committed knowingly, intentionally or in conscious disregard of the law.

DATED: 12/7/2022

  
Ravenswood Title Co, LLC  
By: Joshua Leeds  
Its: *Manager*  
NPN No. 16710971

DATED: 12/9/22

  
Carrie Couch, Director  
Division of Consumer Affairs

DATED: 12.09.2022

  
Chlora Lindley-Myers, Director  
Department of Commerce and Insurance

Return original to:  
Chelsea Holtmeyer  
Missouri Department of Commerce and Insurance  
PO Box 4001  
Jefferson City, MO 65102