

Title Litigation

Title defects in commercial real estate transactions can jeopardize a deal and the value of a property, making the clear and secure transfer of title a bedrock concern. The firm's real estate litigators represent clients in a variety of title litigation matters to protect their investments and clear clouds on ownership.

Greenbaum represents clients in quiet title actions to resolve competing claims to a property, which is a crucial remedy for clearing title defects such as unreleased liens, faulty legal descriptions, or claims from heirs or prior owners. We litigate boundary and easement disputes, including disputes over property lines, encroachments, and the validity or scope of easements, working with surveyors and other professionals to establish a clear understanding of a property's boundaries and any rights of access or use.

We represent commercial property owners in actions to defend against or pursue claims of adverse possession. Our team also has significant experience with resolving lien priority disputes, including those associated with construction liens, mortgages, and tax liens, as well as conflicts arising from defective deeds, fraudulent transfers, and probate issues affecting real property. When title issues are discovered after a transaction has closed, we represent clients in pursuing claims under their title insurance policy, in order to resolve the underlying defect and recover any damages.

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