



Real Estate

The Real Estate Group of Knox McLaughlin Gornall & Sennett, P.C. is a team of attorneys and paralegals who are experienced in all aspects of real estate transactions. From the purchase and sale of residential property to complex commercial deals, we can provide the comprehensive, effective legal services you need.

Our real estate practice has become one of the largest in the region because we provide prompt, accurate, and thorough representation with close attention to detail. Members of the group are licensed title insurance agents in Pennsylvania, Ohio, and New York.

With the support of the entire Knox Law team, and offices in Erie, Pittsburgh, and New York, we can provide a wide range of services to our clients. Some examples of the services we provide are as follows:

Lending

- Facilitation of closing and recording of documents
- Preparation and review of loan documents
- Title insurance issuance
- Title search reviews
- Mortgage foreclosure and loan workouts
- Mortgage modifications

Commercial

- Representation of clients in purchases of a broad spectrum of commercial endeavors, including but not limited to, hotels, restaurants, shopping centers, and recreational facilities
- Document preparation, title search and certification, due diligence review, and closing services for buyers
- Deed preparation and closing services for sellers
- Formation of partnerships, limited partnerships, and limited liability companies and advisement regarding asset protection
- Residential subdivisions
- Financing and refinancing transactions
- Title insurance

- Tax advice and planning
- Preparation and negotiation of leases
- Landlord/tenant matters
- Liquor license transfers and acquisitions

Oil & Gas

- Oil, gas, and mineral rights conveyances
- Marcellus and Utica Shale energy matters
- Oil and gas leasing
- Pooling and unitizing agreements
- Oil, gas, and mineral rights title research
- Dispute resolution
- Negotiation and review of royalty agreements

Residential

- Document preparation, title search and certification, and closing services for buyers
- Deed preparation and closing services for sellers
- Financing and refinancing transactions
- Title insurance
- Agreement negotiation and preparation

Specialized Services

- Formation and modification of Condominiums and Planned Communities
- Environmental due diligence and permitting
- Zoning, land use, and subdivision
- Tax assessment appeals
- Eminent domain litigation and negotiation
- Quiet title actions
- Conservatorships

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