

Midstate College
411 West Northmoor Road
Peoria, Illinois 61614
(309) 692.4092 800.251.4299
Fall Term 2017

Course Number and Name: LEG 207 - Real Estate Law

Credit Hours: 4 Quarter Credit Hours

Method of Delivery: Classroom (on campus, Tuesday Nights)

Course Description: This course provides the student with an overview of the basic concepts of the law (emphasis on Illinois law) of real property with a focus on the role of the paralegal in performing connected duties in a law office, financial institution, or title company. The course includes an overview of landlord-tenant law, property interests, title searches, deeds, mortgaging, closing procedures, and zoning regulations.

Prerequisites: Successful completion of LEG 100 (Introduction to Law) and LEG 104 (Wills, Trusts, and Estate Administration) or permission of Department Director.

Text: Practical Real Estate Law, 6th Edition (ISBN# 978-1439057209)

Author: Daniel F Hinkel

Publisher: Delmar Cengage Learning (2011)

Materials needed for this course: Access to computer (including Internet/email).

Topics:

1. Real Estate Ownership
2. Condominiums and Cooperatives
3. Surveys and Land Descriptions
4. Encumbrances, Easements, and Licenses
5. Real Estate Contracts & Deeds
6. Financing Real Estate Transactions
7. Title Examinations and Insurance
8. Real Estate Closings
9. Leasing Real Estate

Learning Objectives: Upon completion of this course, the student will be able to do the following:

1. Distinguish between real and personal property.
2. Demonstrate an understanding of the legal concepts of property ownership and leasing and the rights, duties, and liabilities of the parties.
3. Demonstrate an understanding of both private and public restrictions (encumbrances) on the use of real property.
4. Demonstrate an understanding for requirements of a valid real estate contract.
5. Identify the various types of deeds used in real estate practice.
6. Distinguish between the various sources and characteristics of mortgage loans.
7. Recognize the importance of title examinations and title insurance.

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8. Demonstrate an understanding of the procedures required for and the government regulation of the closing of a sale of real property.

Midstate College Grading scale:

90-100	A
80-89	B
70-79	C
60-69	D
0-59	F

*All students must have a 70% or better to pass this course.

Midstate Plagiarism Policy: Plagiarism is using another person's words, either by paraphrase or direct quotation, without giving credit to the author(s). Plagiarism can also consist of cutting and pasting material from electronic sources by submitting all or a portion of work for assignment credit. This includes papers, computer programs, music, sculptures, paintings, photographs, etc. authored by another person without explicitly citing the original source(s). These actions violate the trust and honesty expected in academic work. Plagiarism is strictly against the academic policy of Midstate College. Its seriousness requires a measured, forceful response which includes consequences for inappropriate and/or no citation.

In courses containing writing assignments, the College promotes the use of an electronic resource which compares the student's writing against previously submitted papers, journals, periodicals, books, and web pages. Students and instructors can use this service to reduce the incidence of plagiarism. This electronic resource has been found to conform to legal requirements for fair use and student confidentiality. It is able to provide a report to the student indicating the parts of the assignment that match.

Student Success: The Office of Student Success is available to students seeking tutoring for individual classes or who need assistance with writing assignments. Information is also available on test taking techniques, how to take notes, developing good study skills, etc. Contact Student Success in Room 218 (in person); (309) 692-4092, extension 2180 (phone); studentsuccess@midstate.edu (email).

Assessment Portfolio Reminder: Students (depending on your program major) may be required to prepare an assessment portfolio for graduation. Keep a copy of this syllabus in the portfolio and our week 8 Contract. Use the "Evidence for Success" list from your program portfolio (or consult your Program Director) and instructions from the instructor to determine the assignment(s) that should be placed in the assessment portfolio.

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Instructor:

Cynthia Volk (cvolk@midstate.edu)
Adjunct Faculty Professor
411 W. Northmoor Avenue
Peoria, IL 61614
(309)692-4092
Office Hours: One hour before class and by arrangement.

Participation Requirements: Each student is expected to participate in research/homework assignments relating to the subject materials for the week. Discussions will take place each week relating to the required weekly research/homework assignments. Attendance is mandatory in this class. Students will be deducted 10 points from participation grade for each course missed.

Students that miss 30% (or more) of the scheduled classes will not be allowed to successfully complete this course (unless departmental approval is obtained).

Course Policies and Procedures:

1. This course is taught from a lecture format with integrated discussion of examples and assignments. The student is encouraged to take an active role in the learning process.
2. There will be 52 weekly assignments throughout the term (vocab., study problems, and discussion). Each assignment is worth 10 points. Ten points will be deducted from your homework assignment grade if assignments are not turned in. Five points will be deducted from your homework assignment grade if assignments are turned in late, contain spelling/grammar errors, and/or are lacking in content/incomplete. Late assignments will only be accepted up to 7 days after their due dates. Any assignment turned in after this 7-day period expires will receive no credit
3. Exams must be taken on the dates scheduled by the instructor. Failure to take an exam on the scheduled date will result in a grade of "F" (0 points). Make-up exams will be given only when special circumstances are approved by the instructor. Make-up exams must be taken in the testing center. It is the student's obligation to make the appropriate arrangements to have a test administered.
4. Consult the instructor regarding make-up quizzes and examinations.
5. All work must be completed by **Tuesday, November 07, 2017**.
6. Academic dishonesty (cheating / plagiarism) in any form will not be tolerated in this course and may result in the dismissal / suspension from the course / program / college.
7. Cell phones / beepers are prohibited from use in this course.
8. This is a tentative syllabus and outline and is subject to change at the discretion of the instructor.

Methods of Evaluating Student Performance: Please see instructor's grading scale for more information.

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Examination Information:

1. Midterm Examination - will consist of 100 points and it will cover chapters 1, 2, 4 – 12. It will be given Tuesday, **September 26**, 2017.
2. Final Examination - will consist of 100 points and it will cover chapters 3, 13 – 18. It will be given Tuesday, **November 07**, 2017.

Instructor's Grading Scale (student's final grade will be based on 990 points):

1. 260 Points Study Problems (26 Study Problems @ 10 Points Each)
2. 80 Points Discussion Questions (8 Discussion Questions @ 10 Points Each)
3. 180 Points Vocabulary Assignments (18 Vocabulary Assignments @ 10 Points Each)
4. 50 Points (Midterm Examination)
5. 50 Points (Final Examination)
6. 250 Points Drafting Assignments (Deed, Contract, and Affidavit)
7. 120 Points Class Participation (12 classes @ 10 points each for full attendance). Students arriving late/leaving early will receive partial attendance.

*All students must have a 70% or better to pass this course.

Real Estate Law – LEG 207
Fall Term 2017
Course Outline

Week 1:

Tuesday, August 22

1. Pretest
2. Introduction and Course Goals
3. Chapter 1, Introduction to the Law of Real Property;
4. Chapter 2, Concurrent Ownership

Learning Objectives Covered in Week One:

1. Distinguish between real and personal property.
2. Demonstrate an understanding of the legal concepts of property ownership and leasing and the rights, duties, and liabilities of the parties.

Week 2:

Tuesday, August 29:

1. Chapter 4, Public Regulation and Private Encumbrances
2. Chapter 5, Easements, and Licenses

Learning Objectives Covered in Week Two:

1. Demonstrate an understanding of both private and public restrictions (encumbrances) on the use of real property.

Week 3:

Tuesday, September 05:

1. Chapter 6, Contracts
2. Chapter 7 Preparation and Review of A Real Estate Contract
3. Chapter 8, Deeds

Learning Objectives Covered in Week Three:

1. Identify the various types of deeds used in real estate practice.
2. Demonstrate an understanding for requirements of a valid real estate contract.

Week 4:

Tuesday, September 12:

1. Chapter 9, Financing Sources in Real Estate Transactions
2. Chapter 10, Legal Aspects of Real Estate Finance

Learning Objectives Covered in Week Four:

1. Demonstrate an understanding of the legal concepts of property ownership and leasing and the rights, duties, and liabilities of the parties.
2. Distinguish between the various sources and characteristics of mortgage loans.

Week 5:

Tuesday, September 19:

1. Chapter 11, Mortgage Forms and Provisions
2. Chapter 12, Title Examinations

Learning Objectives Covered in Week Five:

Recognize the importance of title examinations and title insurance.

Demonstrate an understanding of the procedures required for and the government regulation of the closing of a sale of real property.

Week 6:

Tuesday, September 26:

1. **Midterm Examination (Chapters 1,2 4 – 12)**

Week 7:

Tuesday, October 03:

1. Drafting
2. Chapter 13, Title Insurance

Learning Objectives Covered in Week Seven:

Recognize the importance of title examinations and title insurance.

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Week 8:

Tuesday, October 10:

1. Chapter 14, Real Estate Closings
2. Chapter 15, Government Regulation of Real Estate Closings

Learning Objectives Covered in Week Eight:

Demonstrate an understanding of the procedures required for and the government regulation of the closing of a sale of real property.

Week 9:

Tuesday, October 17:

1. Chapter 16, Real Estate Closing Forms and Examples
2. Chapter 17, Condominiums and Cooperatives

Learning Objectives Covered in Week Nine:

Demonstrate an understanding of the procedures required for and the government regulation of the closing of a sale of real property

Week 10:

Tuesday, October 24:

1. Chapter 3, Surveys and Land Descriptions
2. Drafting

Learning Objectives Covered in Week Ten:

Demonstrate an understanding for requirements of a valid real estate contract.
Identify the various types of deeds used in real estate practice.

Week 11:

Tuesday, October 31:

1. Chapter 18, Leases
2. Post-test

Learning Objectives Covered in Week Eleven:

Demonstrate an understanding of the legal concepts of property ownership and leasing and the rights, duties, and liabilities of the parties.

Week 12:

Tuesday, November 07:

1. **Final Examination (Chapters 3, 13-18).**