

1 AN ACT concerning county offices.

2 Be it enacted by the People of the State of Illinois,  
3 represented in the General Assembly:

4 Section 5. The Counties Code is amended by changing  
5 Sections 3-5018 and 3-5036 as follows:

6 (55 ILCS 5/3-5018) (from Ch. 34, par. 3-5018)

7 (Text of Section before amendment by P.A. 91-893)

8 Sec. 3-5018. Fees. The recorder elected as provided for  
9 in this Division shall receive such fees as are or may be  
10 provided for him by law, in case of provision therefor:  
11 otherwise he shall receive the same fees as are or may be  
12 provided in this Section, except when increased by county  
13 ordinance pursuant to the provisions of this Section, to be  
14 paid to the county clerk for his services in the office of  
15 recorder for like services. No filing fee shall be charged  
16 for providing informational copies of financing statements to  
17 the recorder pursuant to subsection (8) of Section 9-403 of  
18 the Uniform Commercial Code.

19 For recording deeds or other instruments \$12 for the  
20 first 4 pages thereof, plus \$1 for each additional page  
21 thereof, plus \$1 for each additional document number therein  
22 noted. The aggregate minimum fee for recording any one  
23 instrument shall not be less than \$12.

24 For recording deeds or other instruments wherein the  
25 premises affected thereby are referred to by document number  
26 and not by legal description a fee of \$1 in addition to that  
27 hereinabove referred to for each document number therein  
28 noted.

29 For recording assignments of mortgages, leases or liens  
30 \$12 for the first 4 pages thereof, plus \$1 for each  
31 additional page thereof. However, except for leases and

1 liens pertaining to oil, gas and other minerals, whenever a  
2 mortgage, lease or lien assignment assigns more than one  
3 mortgage, lease or lien document, a \$7 fee shall be charged  
4 for the recording of each such mortgage, lease or lien  
5 document after the first one.

6 For recording maps or plats of additions or subdivisions  
7 approved by the county or municipality (including the  
8 spreading of the same of record in map case or other proper  
9 books) or plats of condominiums \$50 for the first page, plus  
10 \$1 for each additional page thereof except that in the case  
11 of recording a single page, legal size 8 1/2 x 14, plat of  
12 survey in which there are no more than two lots or parcels of  
13 land, the fee shall be \$12. In each county where such maps  
14 or plats are to be recorded, the recorder may require the  
15 same to be accompanied by such number of exact, true and  
16 legible copies thereof as the recorder deems necessary for  
17 the efficient conduct and operation of his office.

18 For certified copies of records the same fees as for  
19 recording, but in no case shall the fee for a certified copy  
20 of a map or plat of an addition, subdivision or otherwise  
21 exceed \$10.

22 Each certificate of such recorder of the recording of the  
23 deed or other writing and of the date of recording the same  
24 signed by such recorder, shall be sufficient evidence of the  
25 recording thereof, and such certificate including the  
26 indexing of record, shall be furnished upon the payment of  
27 the fee for recording the instrument, and no additional fee  
28 shall be allowed for the certificate or indexing.

29 The recorder shall charge an additional fee, in an amount  
30 equal to the fee otherwise provided by law, for recording a  
31 document (other than a document filed under the Plat Act or  
32 the Uniform Commercial Code) that does not conform to the  
33 following standards:

34 (1) The document shall consist of one or more

1 individual sheets measuring 8.5 inches by 11 inches, not  
 2 permanently bound and not a continuous form. Graphic  
 3 displays accompanying a document to be recorded that  
 4 measure up to 11 inches by 17 inches shall be recorded  
 5 without charging an additional fee.

6 (2) The document shall be legibly printed in black  
 7 ink, by hand, type, or computer. Signatures and dates  
 8 may be in contrasting colors if they will reproduce  
 9 clearly.

10 (3) The document shall be on white paper of not  
 11 less than 20-pound weight and shall have a clean margin  
 12 of at least one-half inch on the top, the bottom, and  
 13 each side. Margins may be used for non-essential  
 14 notations that will not affect the validity of the  
 15 document, including but not limited to form numbers, page  
 16 numbers, and customer notations.

17 (4) The first page of the document shall contain a  
 18 blank space, measuring at least 3 inches by 5 inches,  
 19 from the upper right corner.

20 (5) The document shall not have any attachment  
 21 stapled or otherwise affixed to any page.

22 A document that does not conform to these standards shall not  
 23 be recorded except upon payment of the additional fee  
 24 required under this paragraph. This paragraph, as amended by  
 25 this amendatory Act of 1995, applies only to documents dated  
 26 after the effective date of this amendatory Act of 1995.

27 The county board of any county may provide for an  
 28 additional charge of \$3 for filing every instrument, paper,  
 29 or notice for record, in order to defray the cost of the  
 30 county recorder's operations that relate to computers,  
 31 micrographics, or other means of automating books and records  
 32 ~~converting--the--county-recorder's-document-storage-system-to~~  
 33 ~~computers-or-micrographics.~~

34 A special fund shall be set up by the treasurer of the

1 county, and such funds collected pursuant to the preceding  
2 paragraph Public Act 83-1321 shall be used solely for the  
3 costs and necessary expenses incurred by a county recorder to  
4 implement and maintain the automation of books and records by  
5 computers, micrographics, or any other means a document  
6 storage system to provide the equipment, materials and  
7 necessary expenses incurred to help defray the costs of  
8 implementing and maintaining such a document records system.

9 The county board of any county that provides and  
10 maintains a countywide map through a Geographic Information  
11 System (GIS) may provide for an additional charge of \$3 for  
12 filing every instrument, paper, or notice for record in order  
13 to defray the cost of implementing or maintaining the  
14 county's Geographic Information System. Of that amount, \$2  
15 must be deposited into a special fund set up by the treasurer  
16 of the county, and any moneys collected pursuant to this  
17 amendatory Act of the 91st General Assembly and deposited  
18 into that fund must be used solely for the equipment,  
19 materials, and necessary expenses incurred in implementing  
20 and maintaining a Geographic Information System. The  
21 remaining \$1 must be deposited into the recorder's special  
22 funds created under Section 3-5005.4. The recorder may, in  
23 his or her discretion, use moneys in the funds created under  
24 Section 3-5005.4 to defray the cost of implementing or  
25 maintaining the county's Geographic Information System.

26 The foregoing fees allowed by this Section are the  
27 maximum fees that may be collected from any officer, agency,  
28 department or other instrumentality of the State. The county  
29 board may, however, by ordinance, increase the fees allowed  
30 by this Section and collect such increased fees from all  
31 persons and entities other than officers, agencies,  
32 departments and other instrumentalities of the State if the  
33 increase is justified by an acceptable cost study showing  
34 that the fees allowed by this Section are not sufficient to

1 cover the cost of providing the service.

2 A statement of the costs of providing each service,  
3 program and activity shall be prepared by the county board.  
4 All supporting documents shall be public record and subject  
5 to public examination and audit. All direct and indirect  
6 costs, as defined in the United States Office of Management  
7 and Budget Circular A-87, may be included in the  
8 determination of the costs of each service, program and  
9 activity.

10 (Source: P.A. 90-300, eff. 1-1-98; 91-791, eff. 6-9-00;  
11 91-886, eff. 1-1-01.)

12 (Text of Section after amendment by P.A. 91-893)

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33 that the fees allowed by this Section are not sufficient to  
34 cover the cost of providing the service.

1 A statement of the costs of providing each service,  
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3 All supporting documents shall be public record and subject  
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9 (Source: P.A. 90-300, eff. 1-1-98; 91-791, eff. 6-9-00;  
10 91-886, eff. 1-1-01; 91-893, eff. 7-1-01; revised 9-7-00.)

11 (55 ILCS 5/3-5036) (from Ch. 34, par. 3-5036)

12 Sec. 3-5036. Records open to inspection. All records,  
13 indices, abstract and other books kept in the office of any  
14 recorder, and all instruments filed therein and all  
15 instruments deposited or left for recordation therein shall,  
16 during the office hours, be open for public inspection and  
17 examination; and all persons shall have free access for  
18 inspection and examination to such records, indices, books  
19 and instruments, which the recorders shall be bound to  
20 exhibit to those who wish to inspect or examine the same; and  
21 all persons shall have the right to take memoranda and  
22 abstracts thereof without fee or reward. This Section is  
23 subject to the provisions of "The Local Records Act".

24 Records, indices, abstracts, and other books kept in the  
25 recorder's office and instruments filed, deposited, or left  
26 for recordation in the recorder's office may be made  
27 available by the county recorder on the World Wide Web. The  
28 county recorder may charge any person who accesses or copies  
29 records from a World Wide Web site maintained by the county  
30 recorder a reasonable fee. This amendatory Act of the 92nd  
31 General Assembly does not alter or satisfy any duties of the  
32 county recorder to keep, maintain, or otherwise make  
33 available the records of the county recorder's office as

1 required by law.

2 (Source: P.A. 86-962.)

3 Section 95. No acceleration or delay. Where this Act  
4 makes changes in a statute that is represented in this Act by  
5 text that is not yet or no longer in effect (for example, a  
6 Section represented by multiple versions), the use of that  
7 text does not accelerate or delay the taking effect of (i)  
8 the changes made by this Act or (ii) provisions derived from  
9 any other Public Act.

10 Section 99. Effective date. This Act takes effect upon  
11 becoming law.