



FOR IMMEDIATE RELEASE

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Sangamon County Recorder Warns Against Deed Solicitations

July 18, 2013, SPRINGFIELD, IL – Sangamon County Recorder, Josh Langfelder, issued a warning to Sangamon County residents today, after his office received phone calls from concerned residents about a solicitation circulating throughout the county advertising a service providing property owners with a copy of their deed and a complete property profile.

Local Records Office from Pekin, Illinois sent a mailing to homeowners in Sangamon County offering to provide a copy of their deed and property profile for the cost of \$89.00 (see attached copy). Similar solicitations from The National Deed Service and Record Retrieval have been mailed to area residents in the past offering these same services.

“These solicitations are all the same, just worded differently” Langfelder said. “This particular solicitation states it will provide an individual a copy of their deed and also a property profile. All of this information can be found on the homeowner’s real estate tax bill or the deed itself which is filed with the Recorder’s office.”

Individuals should be aware they receive their recorded deed after their home closing but, if needed, a homeowner can retrieve a non-certified copy of their deed from the Recorder’s Office for a fee of \$2.00 or a certified copy for \$26.00. The records with the Recorder’s Office are public record and can be searched by any individual.

“Educating the public about the Recorder’s Office and the services we provide are some of the responsibilities of this office” Langfelder said. “People need to be aware that these solicitations come from a third party and are not associated or condoned by the Recorder’s Office.”

The Sangamon County Recorder’s Office is located at Sangamon County Building, 200 South Ninth Street Room 211 and is open Monday – Friday from 8:30 – 5:00. For more information about the Office, please call (217)535-3150 or visit www.co.sangamon.il.us/Offices/recorder.asp.

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LOCAL RECORDS OFFICE

3420 Veterans Dr. #321

Pekin, IL 61554

Phone: (800) 775-9059

THIS SERVICE TO OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR DEED OR OTHER RECORD OF YOUR TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED.



*****LRO IUL48170624 DIGIT-1783

[REDACTED]
[REDACTED]
[REDACTED]

Please Respond By:
07/30/2013

LOCAL RECORDS OFFICE

Local Records Office provides a copy of the only document that identifies Douglas S Seymour as the property owner of 2152 S State St, by a recently recorded transferred title on the property.

Local Records Office provides a property profile where you can find the property address, owner's name, comparable values, and legal description or parcel identification number, property history, neighborhood demographics, public and private schools report.

Records obtained through public information show a deed was recorded in your name [REDACTED] on 2013-05-22 which indicates your ownership and interest in the specified property below.

SANGAMON COUNTY PUBLIC INFORMATION

Legal Property Address: [REDACTED]

Purchase or Transfer Date:	2013-05-22	Year Built:	N/A	Property ID:	[REDACTED]
Doc Number:	[REDACTED]	Lot Sq Ft:	9148 SF	Improvements:	\$34,951
Sale Amount	\$128,500	Square Feet:	N/A SF	Use Code:	1999
Assessed Value:	\$44,347	Pool:	N/A	2nd Owner Name:	[REDACTED]

For a complete property profile and an additional copy the only document that identifies you as a property owner usually called deed, please detach coupon and return with an \$89 processing fee in the envelope provided. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for documents preparation and reviewed. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

LOCAL RECORDS OFFICE IS NOT AFFILIATED WITH THE COUNTY IN WHICH YOUR DEED IS FILED IN, NOR AFFILIATED WITH ANY GOVERNMENT AGENCIES. THIS OFFER SERVES AS A SOLICITING FOR SERVICES AND NOT TO BE INTERPRETED AS BILL DUE. THIS PRODUCT OR SERVICE HAS NOT BEEN APPROVED OR ENDORSED BY ANY GOVERNMENTAL AGENCY, AND THIS OFFER IS NOT BEING MADE BY AN AGENCY OF GOVERNMENT. THIS IS NOT A BILL THIS IS A SOLICITATION YOU ARE UNDER NO OBLIGATION TO PAY THE AMOUNT STATED, UNLESS YOU ACCEPT THIS OFFER.

Please detach coupon and mail with your check



CODE: IUL48170624

PROPERTY ID NO.	SERVICE FEE	PLEASE RESPOND BY:	CHECK NO.
[REDACTED]	\$ 89.00	07/30/2013	

[REDACTED]
[REDACTED]
[REDACTED]

MAKE CHECK PAYABLE TO:

LOCAL RECORDS OFFICE
3420 Veterans Dr. #321
Pekin, IL 61554

Please check box if your mailing address is different and print mailing address on reverse side.

Your Phone Number: () _____
Please write the PROPERTY ID NO. On the lower left corner of your check.