

Barbara Frasca

Champaign County Recorder

For Immediate Release

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Champaign County Recorder Warns Against Deed Solicitation

April 8, 2011, Urbana, IL – Champaign County Recorder, Barb Frasca, issued a warning to Champaign County residents today, after her 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.

Record Retrieval out of Chicago, Illinois sent a mailing to homeowners in Champaign County offering to provide a copy of their deed and a property profile for the cost of \$87.00 (see attached). In 2009, a similar solicitation from the National Deed Service was mailed to area residents offering copies of their deed for \$59.50.

“These solicitations are all the same just worded differently in an attempt to make money off of Champaign County homeowners” Frasca 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 a homeowner’s tax bill. A copy of the deed itself can be retrieved from the Recorder’s office at a very minimal cost of .15 cents per page.”

“Educating the public about the Recorder’s office and the services we provide is a very important responsibility of the Recorder of Deeds,” Frasca added. “People need to be aware that these solicitations come from a third party and are not associated with or condoned by the Recorder.”

The Champaign County Recorder's office is located at the Brooken's Administration Building, 1776 East Washington, Urbana. Our office is open Monday through Friday from 8:00 am to 4:30 pm. For more information about the office, please call 217-384-3774 or visit recorder@co.champaign.il.us.

RECORD RETRIEVAL
200 W Lake St, Suite 24E
Chicago, IL 60606
PHONE: 838-651-4485

THIS SERVICE TO OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED IN, FOR UP TO \$87.

DEED RETRIEVAL SERVICES
PROPERTY ID NO. [REDACTED]



April 2011						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

CODE: 31411
Your reply is requested

Please detach coupon and mail with your payment

Please Respond
By: 04/10/2011

PROPERTY ID NO:
[REDACTED]

Why do we believe you need a copy of your current Grant Deed and Property Profile?

Record Retrieval recommends that all United States homeowners obtain a copy of their current Grant Deed. This document provides evidence that the property at [REDACTED] was in fact transferred to the individual(s) [REDACTED].

A Property Profile provides a wealth of information useful to understanding a subject property's makeup. This report includes the property address, owner's name, comparable values, and legal description or parcel identification number. This report will return all pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name [REDACTED] on 20110307, which indicates your ownership and/or interest in the specified property below.

SANGAMON COUNTY PUBLIC INFORMATION

Purchase or Transfer Date: N/A	Foundation: N/A	Doc Number: 55-9D
Sale Amount: CD	Lot Code: C010	Property Zone: 20100922
Land Value ID: 126-85	Pool: N/A	Use Code: 262
Improvements: 24	Square Feet: N/A	Property ID: [REDACTED]

Legal Property Address: [REDACTED]

To obtain a copy of your Deed and complete Property Profile, please detach and return in the enclosed envelope with your processing fee of \$87.00. You will receive your documents and report within 21 business days.

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

Record Retrieval is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a solicitation for services and not to be interpreted as a bill due.

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the 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. Record Retrieval operates in accordance to both Business and Professions Code 17533.6 & Civil Code 1716

DETACH AND MAIL THIS SLIP WITH YOUR PROCESSING FEE
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT SLIP OR CHECK

301



SERVICE FEE

04/10/2011

\$57.00

PROPERTY ID NO.

INDEX ACCT#

MAKE CHECKS PAYABLE TO:
RECORD RETRIEVAL
Please write the PROPERTY ID NO. on the
lower left corner of your check.

RECORD RETRIEVAL
201 W Lake St Suite 246
Chicago, IL 60606

Your Phone Number: _____

Real Estate Property Records (also called *property ownership records*) is public information in the United States of America, which means anyone can access it. Real property records are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Civil Circuit. Acquiring property information, or running a title search used to intent going to the local recorder's office, waiting for hours and often filling out forms and paying a fee for each copy of a property record. Record Retrieval's high-speed online search engines and secure e-commerce have made it possible to employ electronic property searches and deliver millions of real property records in a timely fashion. In addition to deeds, Record Retrieval also prepares property reports for homeowners, including comparable sales data, transaction history, nearby neighbors, schools, and crime rates. Record Retrieval also offers street maps and satellite images, county officials and demographic information. Our traditional searches are limited to County and State.

What is Real Property? The rights that one individual has in land or goods to the exclusion of all others; rights gained from the ownership of wealth. Property includes all those things and rights which are the object of ownership. Real property consists of land or anything attached to or a part of the land such as a house. Real property is commonly known as Real Estate. Property that becomes an integral part of a building, such as heating and air conditioning units is also considered to real property. All other property such as stocks, bonds, jewelry is called personal property - our agency deals wholly with general real estate and specifically with real estate property records.

What are Real Property Records? Real Property Records contain all of the recorded data associated with a particular Real Estate. Real Property Definition includes many different types of properties such as residential, condominiums, commercial, industrial, vacant land, mobile home, and time-shares.

What is Property Title? Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner's right to possess and use the property.

What is a Property Deed? A written document, properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

Forms of Property Ownership: Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transfer by will, disposition at death and bankruptcy. Most recognizable property ownership types are:

Tenancy in severalty: Ownership of property by one person or one legal entity.

Joint tenancy with right of survivorship: Two or more persons own a property. A joint tenant with the common law right of survivorship means the survivor inherits the property without reference to the will of the decedent. A will, therefore, may not be able to pass the property divided into several claims against one of the owners.

Tenancy by the entirety: A husband and wife own the property with the common law right of survivorship; if one dies, the other automatically inherits.

Tenancy in common: Two or more persons own the property with no right of survivorship; each has an undivided interest. If one dies, his interest passes to his heirs, not necessarily the co-owner. Either party or a creditor of one, may sue to partition the property.

Other Real Estate forms of ownership are business kinds, such as Partnership, Limited Partnership, Partnership, Real Estate Investment Trust, and Subchapter S Corporation. Primarily all types of real estate can be held under virtually all forms of ownership.

Record retrieval is available at your local county recorder's for a nominal fee; however you will need to go to the county recorder's office in person. You will not be able to receive a printed report as this is proprietary and only deliverable upon purchase of our services.

DISCLAIMER: The company Record Retrieval is not affiliated with the State of IL, or the County Recorder. Record Retrieval is an analysis and retrieval firm that uses multiple resources that provide supporting values, deeds and evidence that is used to create a property reports and deliver requested deed.

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