Item #9:

Village Trustee Wachs

B. Financing Options For Funding Roadways - Continued Discussion

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October 24, 2012

Maria Rodriguez
Village President
Long Grove, IL 60047 (mr4159@gmail.com)

Re : Town Hall Meeting focus upon Village Roads Repairs and Maintenance

Dear Ms. Rodriguez:

My spouse and I have now attended all three "Town Hall Meetings" since the summer and have enjoyed the opportunity for transparency into key issues and planning ahead for the "the next 50 years". We do look forward to both attending and participating in future village meetings. And, as long time residents of 20 plus years I am considering volunteering in village boards.

There has been a significant focus upon an estimated shortfall in annual revenue of approximately $1,200,000 in all three meetings. And, some of these options and feedback from both trustees and individuals who are concerned of unfair cost participation is of merit. However, I wish to address some of these options and alternative resources of financing such a shortfall.

1. The suggestion of a "Vehicle Sticker Tax" has merit. In fact I suggested this to Trustee Barry in a previous meeting. The initial cost of $157/verhicle does seem shocking. And, enforcement was addressed as a concern. Also, phasing in such a fee in 2013 may not be a realistic goal. However, the fee could be phased into the village over 3 years to make more acceptable. And, utilization of a vehicle fee does have the option to reduce this cost if and when sales tax revenue from other resources such as Sunset Commons and other commercial development becomes enhanced. The concern for enforcement seems to be foreshadowing this option. However, enforcement by the DMV when annual stickers would be one option. This is no different than enforcement of moving violations and parking violations in the State of Illinois.

2. Long Grove does not currently have a "Real Estate Transfer Tax" that neighboring communities in Lake County currently impose upon the sale of real estate. Since this is an exit tax, it should impose a "hardship upon current residents". Lincolnshire has been one of the pioneers of this tax and I do not believe this has had a significant affect upon the sales of property in this community. I have attached a schedule for your review.

3. Another option that I would propose would be a "vehicle purchase tax". Although this is somewhat similar to a vehicle sticker it does have an advantage that the burden is shared by those individuals with a participation based upon vehicle expense and purchase frequency. An illustration that this could provide a substantial revenue sharing contribution is as follows: Let us say that Long Grove currently has 10,000 vehicles in the community. And, make an assumption that household replace these vehicles every five years. Furthermore, the average new vehicle cost per NADA is approximately $30,000. Long Grove residents probably purchase or lease vehicles with a much higher average cost. However, a certain percentage of vehicles acquired by Long Grove residents are less than $30,000 if they are used. Now, if the vehicle imposed a 1% of the purchase price to each vehicle, the following would be the annual revenue generation:

> 2,000 vehicles/year x $30,000/vehicle x 1% of purchase price = $600,000 annual revenue.

Enforcement would be addressed with the DMV when issuing or transferring Illinois license plates. And, this would be more equitable for those household owning/leasing more vehicles and more expensive vehicles on our roads.

4. Finally, from my observations, I hear the Village Trustees are strongly considering a Special Service Assessment with a Sunset provision. I believe this is the least desirable of options. Since neighboring with similar home values and household incomes do not have SSA, this could be a strong deterrent in attracting residents to purchase either existing or new construction in the community. When Wauconda imposed this novel SSA in 2004 in the community of Liberty Lakes it was a novel idea that was a vehicle to offer more home for the money. California had been utilizing SSAs for a long period. Since then, both Round Lake and Antioch imposed this too. Although property values have suffered nationally, those communities that have imposed SSAs have suffered disproportionately. This concept had been addressed by K Hovnanian Builders in the second phase of Liberty Lakes. The developer recognized that both adjustments of the sales prices downwards to compete with the distress sales in the community were only one method to compete. The current phase that has been successful and nearing completion does not offer a SSA. There is a correlation between no SSA and successful sales and vice versa.

I hope that both our concerns and suggestions will be passed on to the Village Trustees. And, we look forward to your exploration of more approaches and possibly a combination of revenue generators in future town hall meetings.

Sincerely,

Allen & Ellyn Roiter

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LAST UPDATED 06/14/2011

MUNICIPAL TRANSFER TAXES

MUNICIPALITY	TELEPHONE	COST	PARTY	OTHER
Addison	630-543-4100	$2.50/$1,000	Buyer	WATER BILL MUST BE PAID; FINAL WATER READING (630)693-7570 SEWER INSPECTION REQUIRED (630) 279-2140; COPY OF STATE DECLARATION AND DEED REQUIRED, IF EXEMPT: COPY OF DEED AND EXEMPT APPLICATION, NO FEE
Alsip	708-385-6902	$3.50/$1,000	Seller	FINAL WATER READING AND BILL MUST BE PAID; COPY OF SALES CONTRACT REQUIRED; HAS LOCAL FORM; $15 CHARGE FOR EXEMPT STAMP; NO PERSONAL CHECKS
Aurora	630-256-3570	$3.00/$1,000	Seller	FINAL WATER READING AND BILL MUST BE PAID, NOTIFY WATER DEPT. 5 DAYS PRIOR TO CLOSING; HAS LOCAL FORM; STATE DECLARATION (ORIGINAL OR A COPY) SIGNED BY AT LEAST ONE PARTY REQUIRED WITH LEGAL ATTACHED; EFFECTIVE OCT. 1, 2006 PROPERTY NOT

				SUBJECT TO TRANSFER TAX MUST OBTAIN "NO TAX DUE STAMP", THE COST IS $25; **BUT** THE CITY WILL WAIVE THIS FEE. ALL CITY ACCOUNTS MUST BE PAID IN FULL EFFECTIVE 2/29/08 BUYERS AND SELLERS NEED TO SIGN AN ACKNOWLEDGEMENT FORM DISCLOSING THE ZONING AND OCCUPANCY STANDARDS OF THE PROPERTY. FINES AND FEES WILL RESULT IF THIS IS NOT DONE BY THE TIME OF CLOSING.
Bartlett	630-837-0800	$3.00/$1,000	Seller	SUMS DUE MUST BE PAID; FINAL WATER READING; COPY OF DEED AND STATE DECLARATION OR CONTRACT REQUIRED; HAS LOCAL FORM; $3 FEE FOR EXEMPT STAMP BY MAIL
Bedford Park	708-458-2067	$50 (flat fee)	Seller	WATER BILLS MUST BE PAID; INSPECTION REQUIRED; HAS LOCAL FORM
Bellwood	708-547-3500	$5.00/$1,000	Seller	FINAL WATER READING; FINAL WATER BILL PAID: HOME INSPECTION REQUIRED: SINGLE FAMILY: $125, 2-UNIT $150, 3-UNIT OR MORE $175; SIDEWALK INSPECTION; HAS LOCAL FORM;ORIGINAL DEED, PLAT OF SURVEY AND STATE DECLARATION REQUIRED; ALL FINES PAID; IF HOLDING ESCROW: NEED PROP. SALES AFFIDAVIT + LETER OF DIRECTION; $10 FEE FOR EXEMPT STAMP
Bensenville	630-766-8200			INSPECTION (C OF O)
Berkeley	708-449-8840	N/C**	Seller	ORIGINAL DEED REQUIRED; WATER BILLS, FINES, ETC., MUST BE PAID; SUBPUMP INSPECTION; COMPLIANCE STAMP ($25)
Berwyn	708-788-2660	$10.00/$1,000	Seller	FINAL WATER READING; INSPECTION REQUIRED; HAS LOCAL FORM; **$100**. FEE FOREXEMPT STAMP; **$500.00** FOR EXEMPT

				STAMP ON SHERIFF'S DEED. ORIGINAL DEED; DEC FOR COOK & ILLINOIS; NO PERSONAL CHECKS OR CREDIT CARDS, ONLY CASH, CERTIFIED FUNDS OR CHECK FROM ATTORNEY WHICH MUST SAY "ATTORNEY AT LAW"
Blue Island	708-597-8602	N/C		INSPECTION, INTENT TO SELL FORM NEEDS TO BE FILLED OUT TO SCHEDULE INSPECTION, $25 FEE FOR SINGLE UNIT, $5 ADDTL. UNITS
Bolingbrook	630-226-8455	$7.50/$1,000	Even split	FINAL METER READING; FINAL WATER BILL PAID; SUMS DUE MUST BE PAID; STATE DECLARATION REQUIRED; HAS LOCAL FORM; ORIGINAL DEED OR COPY, STATE DEC FORM; $50 FEE FOR EXEMPT STAMP AND VILLAGE CERT. OF EXEMPTION FORM
Broadview	708-681-3600	N/C		INSPECTION, FINAL WATER READING
Brookfield	708-485-7344	N/C		INSPECTION ($100 FEE), CALL FOR FINAL WATER READING (708) 485-7344 X395
Buffalo Grove	847-459-2500	$3.00/$1,000	Seller	WATER BILL, TICKETS, INVOICES MUST BE PAID; HAS LOCAL FORM, EXEMPTIONS ARE NOTED ON THIS LOCAL FORM
Burbank	708-599-5500	$5.00/$1,000	Seller	HAS LOCAL FORM; ORIGINAL DEED REQUIRED IF EXEMPT; NO PERSONAL CHECKS
Burnham	708-862-9150	$5.00/$1,000	Buyer	FINAL WATER READING; FINAL WATER BILL PAID; HAS LOCAL FORM; CASH OR MONEY ORDER REQUIRED; TAXES MAY INCREASE SOON, CALL VILLAGE BEFORE CLOSING
Burr Ridge	630-654-8181	N/A		. SELLER MUST CALL CITY FOR WATER READING FOR FINAL WATER BILL. (EVEN IF THE SANITARY DISTRICT HAS A WEB PAGE, IT DOESN'T TELL YOU WHETHER

				OR NOT A PROPERTY FALLS WITHIN THEIR JURISDICTION OR IS CONNECTED TO THEIR SERVICE.)
Calumet City	708-891-8116	$8.00/$1,000	Even split	WATER BILL MUST BE PAID; STATE DECLARATION FORM REQUIRED; HAS LOCAL FORM REQUIRES A STAMP APPLICATION AND BE SUBMITTED 48 HOURS BEFORE THEY WILL ISSUE STAMP.
Calumet Park	708-389-0851	$5.00/$1,000	Buyer	FINAL WATER READING REQUIRED; FINAL WATER BILL PAID; INSPECTION REQUIRED ($100); HAS LOCAL FORM; NO PERSONAL CHECKS; LEGAL DESCRIPTION AND PIN NEEDED
Carol Stream	630-665-7050	$3.00/$1,000	Seller	WATER METER READING; WATER, SEWER AND SUMS DUE MUST BE PAID; HAS LOCAL FORM; COPY OF SALES CONTRACT REQUIRED; COPY OF IL TRANSFER TAX DECLARATION
Channahon	815-467-5311	$3.00/$1,000	Buyer	WATER READING; SUMS DUE MUST BE PAID; HAS LOCAL FORM; ORIGINAL DEED REQUIRED
Chicago	312-747-9723	$7.50/$1,000 $3.00/$1,000	Buyer Seller	WATER/SEWER BILLS MUST BE PAID; COMPLIANCE W/BUILDING REGISTRATION ORDINANCE; HAS LOCAL FORM; APPLICABLE TO SOME LEASEHOLDS; CERTIFICATE OF ZONING COMPLIANCE REQUIRED AS OF 12/1/97 FOR NON-CONDO RESIDENTIAL RESALES
Chicago Heights	708-756-5300	$4.00/$1,000	Seller	WATER BILL MUST BE PAID; INSPECTION REQUIRED; HAS LOCAL FORM; COPY OF DEED
Cicero	708-656-3600	$10.00/$1,000	Seller	WATER BILL MUST BE PAID; ORIGINAL DEED AND STATE AND COUNTY DECLARATIONS AND "BASEMENT/ATTIC

				AFFIDAVIT" REQUIRED; CERTIFICATE OF COMPLIANCE AND INSPECTION REQUIRED (MIN. 2-3 DAY WAIT) FOR MANY TYPES OF TRANSACTIONS, INCLUDING (ACCORDING TO THE ORDINANCE) A MORTGAGE REFINANCING; HAS LOCAL FORM; $25 FEE FOR EXEMPT STAMP
Clarendon Hills	630-323-3500	N/C		FINAL WATER BILL
Country Club Hills	708-798-2616	$5.00/$1,000	Seller	FINAL WATER READING; SUMS DUE MUST BE PAID; NO PERSONAL CHECKS; COPY OF CONTRACT AND DECLARATION REQUIRED; HAS LOCAL FORM; INSPECTION ($40); CERT. OF OCCUPANCY
Countryside	708-354-7270	$50 For water bill change $175.00 presale inspection fee.	Buyer Seller	WATER, SEWER AND WEED CUTTING CHARGES MUST BE PAID; RECEIPTS REQUIRED; HAS LOCAL FORM (ON WEBSITE: COUNTRYSIDE-IL.ORG); NO PERSONAL CHECKS; ** NEW $175.00 PRESALE INSPECTION FEE. **
Des Plaines	847-391-5366	$2.00/$1,000	Seller	FINAL WATER READING; CODE VIOLATIONS MUST BE CURED; INSPECTION REQUIRED IF RESIDENTIALRENTAL; HAS LOCAL FORM; ORIGINAL DEED, SURVEY AND STATE DECLARATION REQUIRED; COPY OF TITLE COMMITMENT REQUIRED; $10 FEE FOR EXEMPT STAMP; PLAT OF SURVEY REQUIRED (GO TO WWW.DESPLAINES.ORG FOR FORMS AND UPDATES)
Dolton	708-849-4000	$5/$1,000 Stamp	Seller	WATER BILL MUST BE PAID; $200. HOUSING INSPECTION FEE BEFORE STAMPS MAY ISSUE; HAS LOCAL FORM; $50FEE EVEN IF EXEMPT
Downers Grove	630-434-5500	N/C		INSPECTION – ON COMMERCIAL PROPERTY ONLY !

East Hazel Crest	708-798-0213	$25 (flat fee)	Buyer	WATER BILL AND OTHER SUMS DUE MUST BE PAID; HAS LOCAL FORM; FINAL WATER READING
Elgin	847-931-5639	N/C**		FINAL WATER READING; SUMS DUE MUST BE PAID; INSPECTION REQUIRED IF VIOLATIONS EXIST; STAMP REQUIRED; INCLUDES EXEMPT TRANSACTIONS; HAS LOCAL FORM; COPY OF DEED AND IL TRANSFER DEC
Elk Grove Village	847-439-3900	$3.00/$1,000	Seller	WATER AND SEWER BILLS MUST BE PAID; FINAL WATER READING 2-3 DAYS PRIOR TO CLOSING; $10 FEE FOR EXEMPT STAMP; HAS LOCAL FORM; COPY OF DEED AND ILLINOIS DECLARATION REQUIRED; ANY OUTSTANDING FEES NEED TO BE PAID
Elmhurst	630-530-3000	$1.50/$1,000	Seller	SUMS DUE MUST BE PAID; FINAL WATER READING (630) 530-3111; INSPECTION REQUIRED; COPY OF SIGNED SALES CONTRACT REQUIRED (BUYER AND SELLER SIGNED); HAS LOCAL FORM (AVAILABLE ONLINE); COPY OF PTAX AND DEED; SUMP PUMP INSPECTION (630) 530-3020; PIN NEEDED; NO MISC. BILLS OR TICKETS
Elmwood Park	708-452-7300	$5.00/$1,000	Seller	WATER, SEWER AND OTHER BILLS MUST BE PAID; DEED AND WATER READING REQUIRED; TWO INSPECTIONS REQUIRED; COPY OF DEED AND DECLARATION REQUIRED; HAS LOCAL FORM; $35 FEE FOR EXEMPT STAMP
Evanston	847-328-2100	$5.00/$1,000	Seller	WATER BILL MUST BE PAID; WATER BILLING AFFIDAVIT NEEDED; HAS LOCAL FORM; $100. FOR EXEMPT STAMP, NEED LOCAL FORM AND DEED ALSO
Evergreen Park	708-422-1551	$5.00/$1,000	Seller	FINAL WATER READING; $50.00 HOUSING INSPECTION AND $50.00 ZONING

				COMPLIANCE BEFORE STAMPS MAY ISSUE; HAS LOCAL FORM
Flossmoor	708-798-2300	N/C		FINAL WATER READING
Forest Park	708-366-2323	N/C		WATER BILLS MUST BE PAID; INSPECTION REQUIRED CONTACT VILLAGE FOR INFORMATION AND FORMS; COPY OF PTAX AND DEED
Franklin Park	847-671-4800	Fee for Seal on Deed: Single-Family: $25.00 Two-Family - $40.00 Multi-Family - $40.00 plus $10.00 for each unit over 3 Commercial/Industrial - Separate Fee Schedule	Seller	ZONING ADMINISTRATOR'S APPROVAL AND INSPECTION REQUIRED FOR MULTIFAMILY, COMMERCIAL AND INDUSTRIAL PROPERTIES; VIOLATIONS DISCLOSED MUST BE CORRECTED; ORDER FINAL WATER BILL (847-671-8292) AT LEAST 5 DAYS IN ADVANCE; SUBMIT CURRENT SURVEY AND ORIGINAL DEED TO BUILDING DEPT. AT LEAST 3 DAYS PRIOR TO CLOSING
Freeport	815-235-8200	$4.00/$1,000	Seller	No other requirements.
Glen Ellyn	630-469-5000	$3.00/$1,000	Seller	WATER, SEWER, PARKING TICKETS AND OTHER SUMS DUE MUST BE PAID; SALES CONTRACT OR DEED REQUIRED; HAS LOCAL FORM; WATER READING 5 DAYS PRIOR TO CLOSING, NEED EXEMPT STAMP. EFFECTIVE OCT. 1, 2006 INTERIOR INSPECTION OF HOME REQUIRED TO OBTAIN TRANSFER STAMP
Glendale Heights	630-260-6000	$3.00/$1,000	Seller	WATER AND SEWER BILLS MUST BE PAID; HAS LOCAL FORM; $25 FEE FOR EXEMPT STAMP; COPY OF DEED AND DECLARATION REQUIRED; CERT. OF COMPLIANCE AND INSPECTION ($50)
Glenwood	708-758-2400	$5.00/$1,000	Seller	OCCUPANCY INSPECTION REQUIRED ($100.00); WATER BILL MUST BE PAID; HAS

				LOCAL FORM; COPY OF CONTRACT REQUIRED; NO PERSONAL CHECKS
Hainesville	847-223-1675	N/C		INSPECTION, ARRANGE 30 DAYS BEFORE CLOSING
Hanover Park	630-372-4200	$3.00/$1,000	Seller	INSPECTION; SUMS DUE MUST BE PAID; HAS LOCAL FORM; $10 FEE FOR EXEMPT STAMP; NO CODE VIOLATIONS
Harvey	708-339-4200	$4.00/$1,000	Even split; $45 addt'l to Buyer	WATER BILL MUST BE PAID; INSPECTION REQUIRED; POINT OF SALE INSPECTION APPLICATION; COPY OF DEED REQUIRED; COPY OF IL TRANSFER DEC; COPY OF CONTRACT; $45 CHARGE FOR EXEMPT STAMP AND CERT. OF EXEMPTION; HAS LOCAL FORM
Harwood Heights	708-867-7200	$10.00/$1,000	Buyer	WATER BILL MUST BE PAID; INSPECTION REQUIRED ($50); HAS LOCAL FORM; ORIGINAL DEED AND ILLINOIS DECLARATION REQUIRED; $50 FEE FOR EXEMPT STAMP
Hazel Crest	708-335-9600	N/C		INSPECTION: $100. FEE, MUST GO TO FIRE DEPT. FOR INSPECTION
Hickory Hills	708-430-4211			INSPECTION
Highland Park	847-432-0800	$5.00/$1,000	Seller	WATER BILL MUST BE PAID; ORIGINAL DEED REQUIRED FOR EXEMPT ONLY, COPY OF DEED OTHERWISE; HAS LOCAL FORM; NO PERSONAL CHECKS; COMPLETED UTITLITY FORM **Has Disclosure Statement requiring signature by both Seller and Buyer
Highwood	847-432-1924	$5.00/$1,000	Generally Seller, call to verify	THE TRANSFER FEE IS APPLICABLE FOR TOWN OF FORT SHERIDAN SUBDIVISION; HAS LOCAL FORM; COPY OF DEED REQUIRED, NO PERSONAL CHECKS; INSPECTION
Hillside	708-449-6450	$7.50/$1,000	Buyer	FINAL WATER READING AND INSPECTION

				REQUIRED ($20); ORIGINAL ILLINOIS DECLARATION REQUIRED; HAS LOCAL FORM
Hoffman Estates	847-882-9100	$3.00/$1,000	Seller	FINAL WATE READING; WATER BILL MUST BE PAID; HAS LOCAL FORM; ILLINOIS DECLARATION REQUIRED; $10 FEE AND COPY OF DEED FOR EXEMPT STAMP; GARBAGE BILL CURRENT
Hometown	708-424-7500	$15 Fee		INSPECTION, LOCAL FORM
Island Lake	847-526-8764			INSPECTION
Itasca	630-773-0835	N/C		INSPECTION
Joliet	815-724-4000	$3.00/$1,000	Seller	*RESIDENTIAL TRANSFER INFORMATION AND* DISCLOSURE FORM *REQUIRED BEFORE CONTRACT ENTERED INTO IF* RESIDENTIAL (SINGLE FAMILY, CONDOMINIUM OR TOWNHOME); SIGNED FORM REQUIRED FOR PURCHASE OF STAMPS; SUMS DUE MUST BE PAID; FINAL WATER READING; ORIGINAL DEED REQUIRED; HAS LOCAL FORMS; NEEDS EXEMPT STAMP
Justice	708-458-2520	N/C		INSPECTION
Lake Forest	847-234-2600	$4.00/$1,000	Buyer	TAX IMPOSED ON ALL TRANSACTIONS CLOSING ON OR AFTER JULY 5, 2006; EXEMPTIONS GIVEN FOR CONTRACTS EXECUTED BEFORE MAY 1, 2006 BUT WITH CLOSING AFTER JULY 5, 2006. (THE DEED MUST BE RECORDED ON OR BEFORE DECEMBER 31, 2006 TO BE EXEMPT); OR DEEDS RECORDED PRIOR TO JULY 5, 2006; A REBATE OF TAX OWED IN AMOUNT UP TO $2,000 WILL BE GIVEN TO LAKE FOREST RESIDENTS WHO MOVE BETWEEN RESIDENCES WITHIN LAKE FOREST. PAY AT CITY HALL ONLY WITH

				CASH OR CERTIFIED CHECK. LOCAL FORM AVAILABLE ON THE WEB SITE: http://www.cityoflakeforest.com/
Lincolnshire	847-883-8600	$3.00/$1,000	Buyer	WATER READING; WATER BILL MUST BE PAID; COPY OF ILLINOIS DECLARATION REQUIRED; NEEDS EXEMPT LETTER
Lincolnwood	847745-4700	N/C		APPLICATIOIN FOR FINAL WATER TO BE RECEIVED 5 DAYS PRIOR TO CLOSING, ALL OPEN LIENS AND MONETARY OBLIGATIONS WILL BE INCLUDED ON FINAL WATER READING. $20.00 CHARGE. NOT APPLICABLE TO CONDOS BUT A CERTIFICATION MUST BE APPLIED FOR .
Lynwood	708-758-6101	N/C		INSPECTION
Lyons	708-447-8886	N/C		INSPECTION AND WATER BILL
Markham	708-331-4905	No Fee for Stamp	Buyer	INSPECTION($400): NO ADDITIONAL COST FOR TRANSFER STAMP BUT IS NEEDED TO PROVE INSPECTION REQUIREMENT WAS MET, ORDER INSPECTION AT LEAST 3 WEEKS BEFORE CLOSING; WATER BILL
Matteson	708-283-4900	N/C		INSPECTION
Maywood	708-450-4405	$4.00/$1,000	Seller	WATER BILL MUST BE PAID; INSPECTION AND ORIGINAL DEED REQUIRED; HAS LOCAL FORM
McCook	708-447-9030	$5.00/$1,000	Seller	WATER BILL MUST BE PAID; CHARGE FOR SOME EXEMPTIONS; APPLICABLE TO SOME LEASEHOLDS; HAS LOCAL FORM; ORIGINAL DEED; RESIDENTIAL BUILDING INSPECTION
Melrose Park	708-343-4000	No Fee for Stamp	Seller	CERT. OF COMPLIANCE; VILLAGE INSPECTION REQUIRED; FEES: $75.00 AND UP; ALLOW 2 WEEKS; NEEDS EXEMPT STAMP
Mettawa	847-949-4015	$5.00/$1,000	Buyer	ORIGINAL DEED OR FACSIMILE ABI REQUIRED; HAS LOCAL FORM

Midlothian	708-389-0200	No Fee for Stamp		Request for stamp must be issued, village will determine if all fees owed to village are paid. If all are paid a Payment Stamp will be issued. Affidavit must also be completed by transferor that property is in compliance with IL Smoke Detector Act and IL Carbon Monoxide Alarm Act. If seller is in compliance and no fees are owed, the Payment Stamp is then issued.
Monee	708-235-8953	$50 No fee for Stamp		INSPECTION Ordinance requires the issuance of a stamp at no charge upon verification that all outstanding debts due to the village are paid. Application for stamp must be made 14 business days before transfer.
Morton Grove	847-965-4100	$3.00/$1,000	Seller	WATER AND SEWER BILLS MUST BE PAID; HAS LOCAL FORM; COPY OF ILLINOIS DECLARATION AND SALES CONTRACT REQUIRED; NO PERSONAL CHECKS; WARRANTY DEED; NEEDS EXEMPT STAMP
Mount Prospect	847-392-6000	$3.00/$1,000	Buyer	METER READING; WATER AND SEWER BILLS MUST BE PAID; VIOLATIONS OF PROPERTY MAINTENANCE CODE MUST BE RESOLVED; HAS LOCAL FORM, COPY OF ILLINOIS DECLARATION REQUIRED; $15 FEE FOR EXEMPT STAMP
Naperville	630-420-6059	$3.00/$1,000 **STMT OF OPEN ACCTS** SUBMITTED 7 DAYS PRIOR. NO STAMPS ISSUED WITHOUT	Buyer	**REQUEST FOR STATEMENT OF OPEN ACCOUNTS** COMPLETED STATEMENT **FROM** NAPERVILLE MUST BE SUBMITTED WITH TRANSFER STAMP APPLICATION. HAS LOCAL FORM; CERTIFICATE REQUIRED FOR EXEMPTION; IF NONRESIDENTIAL, CITY REQUIRES ALL UTILITY BILLS TO BE PAID (INCLUDING A FINAL PRORATED BILL); COPY OF CONTRACT; NEEDS EXEMPT STAMP

		.IT. NAPERVILLE WILL COMPLETE AND FAX BACK.		
Niles	847-967-6100	$3.00/$1,000	Buyer	WATER BILL MUST BE PAID; INSPECTION REQUIRED; REAL ESTATE CONTRACT REQUIRED; HAS LOCAL FORM; NEEDS EXEMPT STAMP $25.00
Norridge	708-453-0800	N/C		$25 FEE AND INSPECTION REQUIRED BEFORE "TRANSFER CERTIFICATE" MAY ISSUE
North Aurora	630-897-8228	N/C		
North Chicago	847-596-8681	$5.00/$1,000	Buyer	FINAL WATER READING; WATER BILL MUST BE PAID; CERTIFICATE FROM BUILDING COMMISSIONER REQUIRED; COPY OF CONTRACT REQUIRED; HAS LOCAL FORM; NO PERSONAL CHECKS; INSPECTION; NEEDS EXEMPT STAMP
North Lake	708-343-8700	No Fee for Stamp	Seller	INSPECTION ONLY ON TRANSFERS OF OWNERSHIP OR BENEFICIAL INTEREST. COMPLIANCE EVIDENCED BY AN "INSPECTION AND TRANSFER STAMP". VIOLATORS SUBJECT TO CRIMINAL AND CIVIL SANCTIONS; NEED EXEMPT STAMP
North Riverside	708-447-4211	N/C		INSPECTION
Oak Forest	708-687-4050	N/C		INSPECTION- MULTI-FAMILY
Oak Lawn	708-636-4400	$5.00/$1,000	Seller	WATER BILL MUST BE PAID; HAS LOCAL FORM; NO PERSONAL CHECKS; NEEDS EXEMPT STAMP
Oak Park	708-383-6400	$8.00/$1,000	Seller	FINAL WATER AND SEWER READING; INSPECTION REQUIRED IF 4+ UNITS; HAS LOCAL FORM; COPY OF CONTRACT OR ILLINOIS DECLARATION REQUIRED; NEEDS EXEMPT STAMP
Olympia Fields	708-503-8000	N/C		INSPECTION

Palos Hills	708-598-3400	N/C	Seller	SELLER PERMIT INSPECTION REQUIRED **$50.00**, FINAL WATER READ ALSO REQUIRED AND WILL BE ADDED TO THE INSPECTION FEE. ALL VIOLATIONS WILL BE INCLUDED. ISSUED PERMIT REQUIRED FOR RECORDING.
Park Forest	708-748-1112	$5.00/$1,000	Seller	SUMS DUE MUST BE PAID; $100 INSPECTION FEE- FOR A CHANGE OF OCCUPANCY CERTIFICATE TO BE ISSUED HAS LOCAL FORM; $15 FEE FOR XEMPTIONS VACANT PROPERTY- VANCANT IN EXCESS OF 60 DAYS MUST BE REGISTERED- BUYER MUST ACKNOWLEDGE THEY ARE PURCHASING AS IS. $200.00 THEN OCCUPANCY INSPECTION CERT – TOTAL $300.00.
Park Ridge	847-318-5289	$2.00/$1,000	Seller	WATER BILL MUST BE PAID; ZONING INSPECTION REQUIRED; HAS LOCAL FORM; NEEDS EXEMPT STAMP
Peoria	309-494-8545	$2.50/$1,000	Seller	NEEDS EXEMPT STAMP
Phoenix	708-339-0090			INSPECTION
Plainfield	(815) 436-7093	NC		NEED TO CHECK FOR WATER AND WEED LIENS,
Posen	708-385-0139	N/C		ORDINANCE REQUIRES NOTICE TO VILLAGE CLERK OF INTENT TO SELL ANY RESIDENTIAL PROPERTY, VILLAGE INSPECTION AND CERTIFICATE OF COMPLIANCE
Richton Park	708-481-8950	$50		INSPECTION
Riverdale	708-841-2200	$200.00 FOR TRANSFER STAMP. NO EXEMPT STAMP	Seller	. INSPECTION NO EXEMPT STAMP ALL SALES OF PROPERTY REQUIRE A TRANSFER STAMP. A CERTIFIED TERMITE INSPECTION REQUIRED. WITHIN PREVIOUS 3 MONTHS. A CLEARANCE FORM REQUIRED ON ALL PROPERTIES.

River Forest	708-366-8500	$1.00/$1,000	Seller	WATER READING REQUIRED; FINAL WATER BILL; INSPECTION REQUIRED; HAS LOCAL FORM; ZONING INSPECTION; NEEDS EXEMPT STAMP
River Grove	708-453-8000	single family; $25.00 plus $25.00 for each unit if apt. bldg.; $100.00 other properties	Seller	WATER BILL AND OTHER OBLIGATIONS MUST BE PAID; COPY OF DEED REQUIRED; INSPECTION; NEEDS EXEMPT STAMP
Riverside	708-447-2700	N/C		CERT. OF COMPLIANCE
Robbins	708-385-8940			$25 STAMP AND INSPECTION.
Rolling Meadows	847-394-8500	$3.00/$1,000	Seller	WATER AND SEWER BILLS MUST BE PAID; COPY OF DEED AND ILLINOIS DECLARATION REQUIRED; HAS LOCAL FORM; FEE FOR EXEMPT STAMP
Romeoville	815-886-7200	$3.50/$1,000	Buyer	PROPERTY MUST BE CLEARED OF ALL DEBTS TO VILLAGE; MUST OBTAIN CLEARANCE LETTER FOR ALL TRANSACTIONS, INCLUDING EXEMPT; METER READING MUST BE SCHEDULED AT LEAST ONE WEEK BEFORE CLOSING; CLEARANCE LETTERS ARE VALID FOR FIVE BUSINESS DAYS; USE PTAX-203 AND CALL; ORIGINAL OR COPY OF DEED; FOR EXEMPTIONS NEED VILLAGE CERT. OF EXEMPTION, $40.00 FEE
Round Lake Beach	847-546-8919	N/C		INSPECTION
Round Lake Hts	847-546-1206	N/C		INSPECTION
Round Lake Park	847-546-2790	N/C		INSPECTION; FINAL WATER READING
Sauk Village	708-758-3330	N/C		INSPECTION COST AT $50.00. ALSO ALL OUTSTANDING LIENS AND WATER BE PAID.

Schaumburg	847-895-4500	$1.00/$1,000	Seller	WATER BILL MUST BE PAID; COPY OF ILLINOIS DECLARATION REQUIRED OR SALES CONTRACT; HAS LOCAL FORM; $10 FEE FOR EXEMPT STAMP, ALSO NEED COPY OF IL DEC, SALES CONTRACT AND CERT. OF EXEMPTION
Schiller Park	847-678-9730			INSPECTION
Skokie	847-673-0500	$3.00/$1,000	Seller	WATER BILL MUST BE PAID; HAS LOCAL FORM; $25 FEE FOR EXEMPT STAMP
South Chicago Heights	708-755-1881			No stamp for South Chicago Heights, just need (For sale inspection) from the village.
South Holland	708-210-1019	N/C	Seller	TRANSFER CERTIFICATE – ON ALL PROPERTY TRANSFERS. GOOD FOR 30 DAYS.
Steger	708-754-3395	$50	Seller	Inspection must been done and water bill paid before closing.
Stickney	708-749-4400	$5.00/$1,000	Seller	FINAL WATER READING; ORIGINAL DEED AND STATE AND COUNTY DECLARATIONS AND COPY OF CONTRACT REQUIRED; HAS LOCAL FORM; NO PERSONAL CHECKS; $25 FEE FOR EXEMPT STAMP; INSPECTION; ZONING CERT.
Stone Park	708-345-5550	$4.00/$1,000	Seller	FINAL WATER READING; HOUSING INSPECTION REQUIRED ($50 PER RESIDENCE); ILLINOIS DECLARATION FORM REQUIRED; NEEDS EXEMPT STAMP
Streamwood	630-837-0200	$3.00/$1,000	Seller	WATER BILL MUST BE PAID; HAS LOCAL FORM; COPY OF ILLINOIS DECLARATION REQUIRED; $10 FEE FOR EXEMPT STAMP

Summit	708-563-4823	N/C		INSPECTION REQUIRED FOR OCCUPANCY; CONTACT INSPECTION DEPT FOR ORDINANCE
Sycamore	815-895-4515	$5/$1,000	Buyer	BUYER REQUIRED TO BRING FULLY EXECUTED COPY OF REAL ESTATE CONTRACT AND PAY THE TAX PRIOR TO CLOSING @ CITY FINANCE OFFICE. EXEMPTIONS INCLUDE TRANSACTIONS THAT ARE SUBJECT TO STATE AND COUNTY TRANSFER STAMP EXEMPTIONS OR IF INDIVIDUALS WHO PURCHASE HOMESTEAD REAL ESTATE WITHIN THE CITY AND HAVE BEEN RESIDENTS OF THE CITY OF SYCAMORE FOR 12 CONSECUTIVE MONTHS
University Park	708-534-6451	$1.00/$1,000	Seller	ALL SUMS DUE MUST BE PAID; INSPECTION REQUIRED ($250, NO PERSONAL CHECKS); HAS LOCAL FORM; NEEDS EXEMPT STAMP
Villa Park	630-834-8505	N/C	Seller	COMPLIANCE CERTIFICATE $50.00, CASH, MONEY ORDER, CERTIFIED FUNDS, TITLE COMPANY CHECKS NOT ACCEPTED.
Wauconda	847-526-9600	N/C		INSPECTION
Waukegan	847-599-2500	N/C		INSPECTION; ZONING LETTERS AND CERTS. SELLER MUST APPLY FOR LETTER WITHIN 72 HOURS OF OFFERING PROPERTY FOR SALE AND BEFORE IT IS UNDER CONTRACT. FEE IS $100 AND IT IS GOOD FOR 6 MONTHS. CAN BE RENEWED FOR ADDITIONAL 6 MONTHS AT NO CHARGE.
Westchester *** PLEASE READ & PAY ATTENTION TO THE REQUIREMENTS.	708-345-0020	No Fee	Seller	FINAL WATER READING; FINAL WATER BILL; **$125.00 HOME INSPECTION – PAYABLE IN ADVANCE AND INCLUDED WITH THE APPLICATION THAT MUST BE PAID PRIOR TO SCHEDULING THE INSPECTION**; ORIGINAL DEED REQUIRED; STAMP, ALSO REQUIRED BY THE RECORDER'S OFFICE TO RECORD DEED;

				NEED EXEMPT STAMP
West Chicago	630-293-2200	In Lieu of a Transfer Stamp an inspection is conducted at the cost of **$ .11 cents** per square foot. It is best to check if property is incorporated or not as this does not apply to unincorporated. The address does not make it obvious.	Seller	APPLY 21 DAYS BEFORE SALE. 10 BUSINESS DAYS FROM APPLICATION TO INSPECTION. FINAL WATER METER READING MUST BE DONE AT LEAST 2 DAYS BEFORE THE CLOSING. INSPECTION AND TRANSFER STAMP ISSUED. CIVIL AND CRIMINAL PENALTIES FOR VIOLATION; NEED EXEMPT STAMP. EFFECTIVE 11/6/06, ANY DEED, LEASE OR OTHER INSTRUMENT CONVEYING OR TRANFERING PROPERTY MUST BEAR A SEAL, STAMP, OR OTHER IMPRESSION APPROVED BY THE CITY.
Wheaton	630-260-2027	$2.50/$1,000	Buyer	WATER AND BILL MUST BE PAID; COPY OF CONTRACT OR STATE DECLARATION REQUIRED; HAS LOCAL FORM; NEED EXEMPT STAMP $25.00
Wheeling	847-459-2600	N/C	Seller	REQUIRES REAL ESTATE TRANSFER CERTIFICATE CONFIRMING WATER, SEWER AND GARBAGE DISPOSAL ASSESSMENTS PAID IN FULL; MUST APPLY MORE THAN SEVEN DAYS PRIOR TO CLOSING; APPLICATION FORM
Wilmette	847-251-2700	$3.00/$1,000	Buyer	FINAL WATER READING; WATER BILL AND OTHERINVOICES MUST BE PAID; HAS LOCAL FORM; NEEDS EXEMPT STAMP
Woodridge	630-852-7000	$2.50/$1,000	Seller	WATER READING REQUIRED; $75 OR AVERAGE OF LAST 2 BILLS DEPOSIT TOWARDS FINAL WATER BILL; DEED AND STATE DECLARATION REQUIRED; HAS LOCAL FORM; NEED EXEMPT STAMP
Worth	708-448-1181	N/C		NO FEE; NEED CERTIFICATE OF PAYMENT FOR WATER AND SEWER - $20.00 FEE