

Josh **LANGFELDER** COUNTY RECORDER

IMMEDIATE RELEASE

September 21, 2023

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Sangamon County Recorder Warns Area Homeowners About Costly Solicitations

Springfield, Illinois – Sangamon County Recorder Josh Langfelder issued a warning to Sangamon County residents today, after his office received phone calls from concerned residents about solicitations circulating throughout the county. The solicitations vary from text messages to mailings and are advertising multiple services such as providing property owners with a certified copy of the deed to their property or asking to buy specified addresses.

Companies including Property Records and Records Recovery Services sent mailings to homeowners in Sangamon County offering to provide a copy of their deed and property profile for a high cost - ranging from \$96.00 to \$109.50 (see attached). Similar solicitations have been mailed to area residents in the past from The National Deed Service, Local Record Office, and Record Retrieval.

Individuals are reminded that they already receive a copy of their deed after their home closing but also a copy is filed with the Sangamon County Recorder's Office. 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 solicitations that have been mailed to homeowners are all the same, just worded differently," Sangamon County Recorder Josh Langfelder said. "The information these companies are attempting to sell is located right on the homeowner's real estate tax bill or the deed itself, which is filed with the Recorder's Office."

The records with the Recorder's Office are public and can be searched by any individual. Deed solicitations are not the only solicitations being mailed. The Sangamon County Recorder's Office has received calls on mortgage insurance and home warranty solicitations as well.

"Educating the public about the Sangamon County Recorder's Office and the services we provide are some of the responsibilities of this office," Langfelder continued. "People need to be aware that these solicitations come from a third party and are not associated or condoned by this office."

The Sangamon County Recorder's Office is located in the Sangamon County Building, 200 South Ninth Street, Room 211. The office is open Monday thru Friday from 8:00 a.m. – 4:30 p.m. For more information about deeds or services provided by the Recorder's office, please call 217.535.3150 or visit www.sangamoncountyrecorder.com.

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RECORDS RECOVERY SERVICES

115 E. Ogden Ave Ste 105-340

Naperville, IL 60563

Tel: (800) 219-9078

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 FOR A NOMINAL FEE.

*****230414869*****

[REDACTED]

Parcel Number:	34-28.0-459-017
[REDACTED]	
Service Fee:	\$ 96.00

Records Recovery Service provides a copy of the document which validates the property at [REDACTED] was in fact transferred to the individual(s) [REDACTED]. A property report provides a wealth of useful material for understanding a subject property's makeup. This report includes the address, owner's name, comparable values, legal description, public and private schools and parcel identification number. This report will return pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name, [REDACTED] on March 15, 2023 which indicates your ownership and interest in the specified property

SANGAMON COUNTY PUBLIC INFORMATION

Parcel Number:	34-28.0-459-017	Use Code:	NA	Improvement Value	\$20,472
Document Number:	2008R32166	Year Built:	NA	Assessed Value	\$6,824
Transfer Date:	March 15, 2023	Square Feet:	NA SF	Land Value	\$12,108
Transfer Value:	\$49,500	Lot Size:	NA SF	Market Value:	\$10,860

To obtain a property report and a copy of the document that identifies you as a property owner, please detach coupon and return with an \$96.00 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 report cannot be obtained, your processing fee will be immediately refunded.

RECORDS RECOVERY SERVICES 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.

*** Detach at perforation and return this portion with your check***

[REDACTED]

SANGAMON COUNTY Parcel Number: 34-28.0-459-017
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*****230414869*****

INDICATE MAILING ADDRESS ON REVERSE SIDE

Please write the PARCEL NUMBER on the memo section of your check.

Make Check Payable to: RECORDS RECOVERY SERVICES 115 E. Ogden Ave Ste 105-340 Naperville, IL 60563	[REDACTED] Service Fee: \$ 96.00 Check #: _____
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