



McHenry County Recorder's Office

Joseph J. Tirio – Recorder

Walk-in Location:

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Woodstock, IL 60098

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Mailing Address:

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Woodstock, IL 60098

N O T I C E

IMPLEMENTATION OF A PREDICTABLE FEE SCHEDULE FOR THE McHENRY COUNTY RECORDER'S OFFICE

The Governor of the State of Illinois, on August 22, 2017, signed into law Public Act 100-0271, which requires counties to adopt a Predictable Fee Schedule for “Standard” documents filed with the County Recorder’s office.

In accordance with 55 ILCS 5/3-5018.1 “Predictable Fees”, of the Illinois Compiled Statutes, a resolution was prepared for and approved by the McHenry County Board during their regular meeting on September 18, 2018. The resolution and attached fee schedule establish flat, predictable fees for Standard Documents to be recorded with the Office of the McHenry County Recorder. The fee schedule further clarifies the definitions of Non-Standard Documents as defined by statute and establish the fees associated with them.

The attached fee schedule will be in effect for all documents presented for recordation on or after Monday, November 19, 2018.

If you should have any questions, please do not hesitate to contact our office.

PREDICTABLE FEE SCHEDULE

The fees for recording documents are listed below. All documents to be recorded must be originals or certified copies. Documents to be recorded are divided into two categories: Standard Documents and Nonstandard Documents.

“Standard Document” means any document other than a nonstandard document.

“Nonstandard document” means:

- (1) A document that creates a division of a then active existing tax parcel identification number;
- (2) A document recorded pursuant to the Uniform Commercial Code;
- (3) A document which is non-conforming, as described in paragraphs (1) through (5) of Section 3-5018 [55 ILCS 5/3-5018];
- (4) A State lien or a federal lien;
- (5) A document making specific reference to more than 5 tax parcel identification numbers in the county in which it is presented for recording; or
- (6) A document making specific reference to more than 5 other document numbers recorded in the county in which it is presented for recording.

The Illinois Predictable Fee Schedule statute, 55 ILCS 5/3-5018.1, established five standard document classifications:

- (1) Deeds,
- (2) Leases, lease amendments, and similar transfer of interest documents,
- (3) Mortgages,
- (4) Easements not otherwise part of another classification, and
- (5) Miscellaneous.

Each of the individual five standard document classifications will be charged a corresponding flat fee which will include any required county and state fees for each document. The flat fees for recording a standard document are listed below. All of the following standard document flat fees include a \$1.00 charge for any document affecting interest in real property (of which, pursuant to 55 ILCS 5/3-5018, 50 cents will go to the County’s general fund and 50 cents will go to the Recorder’s Automation Fund), a \$15.00 Geographic Information System (GIS) charge and an \$8 Recorder’s Automation Fund charge. Additionally, the flat fees for recording a standard document also include a \$9 Rental Housing Support Program (RHSP) State surcharge for the recording of any real estate-related document unless the document recorded is exempt from the RHSP surcharge.

If an entity recording documents believes that they are exempt from the Rental Housing Support Program (RHSP) State surcharge, please complete the RHSP Exemption Declaration Form (located on our web site at www.mchenryrecorder.org), to accompany each document recorded.

Flat Fees for Recording a Standard Document:

Document Type	Fee per Document	Fee per Document (RHSP Exempt)
Deed	\$46.00	\$36.00
Lease	\$51.00	\$41.00
Mortgage	\$56.00	\$46.00
Easement	\$42.00	\$32.00
Other	\$44.00	\$34.00

Non-Standard Document Fees:

In addition to the fees stated above, add \$16 for the first 4 pages and \$2 for each additional page for Deeds, Leases, Mortgages, Easements and any other document not specifically identified herein.

Uniform Commercial Code (UCC) Recording

Filing	\$43.00
Termination	\$23.00
Search (per name)	\$10.00
Copies (per page)	\$1.00

State/Federal Liens & Other Miscellaneous Filings

\$11.00

Examples include but are not limited to: Federal/State Tax Liens, Renewals, Releases, Deeds, Easements, Right-of-Ways, Dedications, Dissolutions, Oil, Gas & Mineral Assignments, Etc.

Each additional page	\$1.00
Each additional name after one	\$1.00

Plats, Condominiums & Surveys

Plat of Subdivision (Max. 24" x 36")	\$83.00
Declaration of Condominium (First four (4) pages)	\$45.00
Each additional page	\$1.00
Plat attached to Declaration of Condominium (First page) (Max. 24" x 36")	\$50.00
Each additional page	\$1.00

Recorder's Office Required Copies:

Three (3) Copies for Subdivision Plats	\$2.00 per pg.
Three (3) Copies for Condominium Plats	\$2.00 per pg.
All other Copies	\$4.00 per pg.

Miscellaneous Plats (Max. 24" x 36")

\$52.00

Examples include but are not limited to: Easements, Dedications, Vacations, Highway Strip Maps, etc.

Each additional page	\$19.00
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Exhibits

If any exhibit attached to a non-standard document is larger than 11" x 17" (Max. 24" x 36")	\$10.00
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This is an additional fee added to the non-standard pricing of a document.

Military Discharge Records (DD-214) and first two Certified Copies	No Charge
Each additional certified copy	\$1.00

Copy Department

For copy requests, contact us at 815-334-4128.

MasterCard or Visa Credit Cards accepted for PHONE ORDERS ONLY

First page up to 8 1/2 x 14	\$1.50
Additional pages per document	\$0.50
Copy of Map, Plat of Subdivision, Condominium Plat, or records larger than 8 1/2 x 14	\$4.00 per pg

Certified Copies:

Certified copies (up to four (4) pages)	\$12.00
Additional pages per document	\$1.00
Certified State or Federal Tax Lien or Release	\$5.00
Certified copy of Map, Plat of Subdivision or Condominium Plat	\$10.00

Copies may be picked-up in our office or returned via Postal Mail, Fax or E-Mail.

E-Mail requests are processed at 9:00 a.m., 12:00 p.m. and 3:00 p.m. All e-mail requests after 3:00 p.m. will be sent the next business day

Fax

Standard size up to 8 1/2 x 14 (First 20 pages)	\$5.00
Each additional page (Over 20 pages)	\$0.50