

LEGAL NOTICE

NOTICE OF INTENT TO ESTABLISH PROPERTY FRAUD REVIEW & REFERRAL PROCESS

To all interested parties and residents of **Hancock County, Illinois**:

Pursuant to **Senate Bill 1523 (Public Act 104-0382)**, effective **January 1, 2026**, every Illinois county must adopt a fraud referral and review process for recorded deeds and instruments, and must maintain a property fraud alert system

In counties with a population under three million, the statute requires that a Recorder provide **public notice at least 90 days** in advance of establishing such a process.

Therefore, be advised:

1. The **Hancock County Recorder of Deeds (Recorder's Office)** intends to adopt a **fraud referral and review process** to examine recorded deeds or instruments that may reasonably appear fraudulent, unlawfully altered, or intended to cloud or wrongfully transfer real property title.
2. Under that process, any deed or instrument submitted for recording that causes the Recorder to reasonably suspect fraudulent content may be referred for administrative review (including possible referral to an Administrative Law Judge) as the statute allows.
3. Hancock County maintains a **Property Fraud Alert System** by which property owners may register to receive notices (by email, or telephone) when documents affecting their registered property are recorded.
4. This Notice is published in compliance with the 90-day requirement. The Recorder's Office anticipates implementing the fraud referral and review process on or after **January 8, 2026** (or such later date as determined by the Recorder).
5. Registration in the property fraud alert system is **voluntary**; no property owner is required to enroll. The registration form will include disclosures required by the statute, such as a statement that neither the Recorder, a third-party vendor, real estate professionals, nor their employees shall be liable (except for willful and wanton misconduct) for failures or omissions in alerts.
6. The notice of possible referral and final determination under the statute shall be sent to the last owner of record by certified mail (and by the property's address), and by telephone if available.
7. For further information, or to obtain a copy of the registration form or a description of the process, contact: Hancock County Recorder of Deeds, Address: P.O. Box 39, Carthage, IL. 62321 Phone: 217.357.3911. Email: wilde-tillman@hancockcounty-il.gov. Website: www.hancockcounty-il.gov

Dated this 8th day of October 2025

Holly A. Wilde-Tillman, Hancock County Clerk and Recorder, Hancock County, Illinois