



IL-1018 Real Estate/Special Assessment Tax Deferral and Recovery Agreement for Tax Year 2018

Name of owners:

Last First Middle initial

Last First Middle initial

Write the homestead property index number (PIN). _____

Write the legal description of the homestead property. Attach additional sheets if needed.

I, the owner and applicant, agree:

- 1 that the total amount of property taxes, including special assessments, deferred under the Senior Citizens Real Estate Tax Deferral Act, 320 ILCS 30/1, et seq., plus interest, for the year for which a deferral is claimed, as well as for those previous years for which the property taxes, including special assessments, are not delinquent and for which such deferral has been claimed may not exceed 80 percent of my equity interest in the property for which property taxes, including special assessments, are to be deferred and that, if the total deferred property taxes, including special assessments, plus interest, equals 80 percent of my equity interest in the property, I shall thereafter pay the annual interest due on such deferred property taxes, including special assessments, plus interest, so that total deferred property taxes, including special assessments, plus interest, will not exceed such 80 percent of my equity interest in the property.
- 2 that any property taxes, including special assessments, deferred under the Act and any interest accrued thereon at the rate of 6 percent per year, are a lien on the real estate and improvements thereon until paid. **No sale or transfer of such real property may be legally closed and recorded until the property taxes, including special assessments, which would otherwise have been due on the property, plus accrued interest, have been paid unless the collector certifies in writing that an arrangement for prompt payment of the amount due has been made with his or her office. The same shall apply if the property is to be made the subject of a contract of sale.**
- 3 that upon my death, the heirs-at-law, assignees, or legatees shall have first priority to the real property upon which property taxes, including special assessments, have been deferred by paying in full the total property taxes, including special assessments, that would otherwise have been due, plus interest. However, if such heir-at-law, assignee, or legatee is my surviving spouse, the deferred status of the property shall be continued during the life of my surviving spouse if the spouse is 55 years of age or older within six months of the date of my death and my spouse enters into a deferral and recovery agreement before the time when deferred property taxes, including special assessments, become due under Section 3 of the Act. Any additional deferred property taxes, including special assessments, plus interest, on the real property under a deferral and recovery agreement signed by my surviving spouse shall be added to the property taxes, including special assessments, and interest which would otherwise have been due, and the payment of which has been postponed during the life of my surviving spouse, in determining the 80 percent equity requirement provided by this Section.

4 that if the property taxes due, including special assessments, plus interest, are not paid by the heir-at-law, assignee, or legatee, or if payment is not postponed during the life of my surviving spouse, the deferred property taxes, including special assessments, and interest, shall be recovered from my estate within one year of the date of my death. In addition, deferred property taxes, including special assessments, and any interest accrued thereon, are due within 90 days after any deferred property tax property, including deferred special assessment property, ceases to be qualifying property as defined in Section 2 of the Act.

If payment is not made when it is required by Section 3 of the Act, foreclosure proceedings may be instituted under the Property Tax Code.

- 5 that any joint owner or trustee or contract-for-deed seller has given written prior approval for such agreement, which written approval shall be made a part of such agreement.
- 6 that a guardian or conservator appointed for me in the event I suffer legal disability may act on my behalf in complying with the Act.
- 7 that I or my agent have provided to the satisfaction of the collector, sufficient evidence that the qualifying property on which the property taxes, including special assessments, are to be deferred is insured against fire or casualty loss for at least the total amount of property taxes, including special assessments, which have been deferred.

Under penalties of perjury, I state that, to the best of my knowledge, the information in this agreement is true, correct, and complete.

_____/_____/_____
Signature of applicant Month Day Year

Subscribed and sworn to before me this

_____ day of _____, _____.

Notary public

_____/_____/_____
Signature of collector Month Day Year

CONTACT FORM/CHECK LIST -2019

REPEATS - Please include this page and COPIES of the following with your application:

- 2018 Social Security 1099, statements of all income including Medicare, dividends, interest, wages etc.**
- Current proof of renewed fire and casualty insurance for your residence.**
****If you own a condominium or townhouse, please enclose your Association's master declaration of insurance for the physical structure of your unit.
****IF you own a home, please enclose a copy of your homeowners insurance.
- **Mortgage Balances (latest statement) if applicable Please bring a copy of your mortgage statement or a letter from your mortgage company showing that you are current on all mortgage payments for 2018.**

FIRST TIME - Senior Deferral Applicants Checklist:

- Deed (proof of ownership)**
- Proof of Social Security Number**
- Verification of all income**
- Insurance Declaration Page & evidence of payment**
- Mortgage Balance (latest statement and current payment information).**
- Proof of age**

Please complete the following **Contact Information** for the DuPage County Treasurer with the name and address of a friend or family member we may contact in case of necessity.

Date _____

Your Name _____

Contact Name _____

Relationship _____

Address _____

Phone Number _____

Also please be aware of the following when filling out your applications:

Make sure you sign your applications, IL-1017 in Step 5, where noted and IL-1018 (IL-1018 signature only must be notarized at time of signing).

If your property is in a Land Trust, please have the trustee at the financial institution holding the trust sign the IL-1017 in Step 5 where noted.

If your property is in Joint Ownership, your spouse must also sign the IL-1017 in Step 5 where noted.

If your application is being completed by a Power of Attorney, the signature lines should read:

John Senior, By Jane Smith, as POA

(Senior Applicants Name) (Name of Power of Attorney)

The Power of Attorney's signature must be notarized and your application must include a copy of the Power of Attorney Document.