

TEL 312.603.5050 FAX 312.603.5063 WEB cookcountyclerk.com

Recording Fee Tutorial

Revised Effective: July 1, 2023

Purpose of this Document

This is a simplified tutorial to assist you on how to figure out the recording fees. This document <u>does</u> <u>NOT supersede</u> legally mandated fees. If you have questions about what document\how to fill out a document, please contact your own private lawyer. This document contains, Tips, information on Temporary Price Changes, How Prices are Calculated and the Components of the Fee.

Section 1. Tips:

Make sure your document meets the <u>basic recording requirements</u> by reviewing the FAQ page on cookrecorder.com and do not use this document to determine fees where a statutory fee applies: UCC-U, mechanics liens (whether contractor or sub-contractor), state liens, federal liens, or plats.

Section 2. Temporary Price Change:

TODI (Transfer on Death Instruments) is a flat \$59 dollars and the mail handling fee is <u>not</u> applicable.

Section 3. How Prices are Calculated:

There are two pricing categories, non-standard (variable fee) and standard (flat fee). To determine the price, first check if the document is non-standard by answering the checklist in Part 1 before going to Part 2:

Part 1. If you answer Yes to any question below, your document is Non-Standard and possibly,
Non-Conforming Pricing
My document creates PINs (example: condominium declaration and amendment)
I have more than 5 PINs listed on my document
I have more than 5 prior recorded Document Numbers listed on my document
(NON-Conforming) My document <u>IS NOT</u> printed in black ink, on standard 8.5x11 inch paper, wit at least ½ inch margins, 1 st page has a 3x5 inch box on the upper right corner and is not stapled.

- a. How are non-standard documents priced?
 - The first two pages cost \$53.
 - Add \$2 for each additional page after that
 - Add \$2 for a grantor/grantee affidavit if you are recording a deed
 - Add \$4 for any document using a Document Number reference without Legals
 Add \$2 for any document affecting lots in different sub-divisions
 - Add \$18 for Rental Housing for any document related to real estate Add \$1 for any document not recorded by a government agency
 - Add \$5 for any document mailed into the Office (regardless of whether you included a self-addressed envelope)
- b. My document is Non-Standard and Non-Conforming, how is that priced? The nonstandard fee doubles.
 - The first two pages cost \$73
 - Add \$4 for each additional page after that
 - Add \$4 for any document using a Document Number reference without Legals
 Add \$2 for any document affecting lots in different sub-divisions
 - Add \$18 for Rental Housing for any document related to real estate Add \$1 for any document not recorded by a government agency
 - Add \$5 for any document mailed into the Office (regardless of whether you included a self-addressed envelope)

Part 2. Standard Document Pricing

If you got to this point, your document is probably a Standard Document. Standard documents encompass most conforming non-commercial deeds, mortgages and simple easements (easements that don't involve government) and documents like TODIs. If you have a document like power of attorney, you can make it a standard document by either controlling the format (make it conforming – see our FAQ webpage) or by adding a cover page that is conforming and meets the basis recording requirements.

- a. How are Standard Documents priced?
 - \$107 regardless of page count
 - Add \$5 for any document mailed into the Office (regardless of whether you included a self- addressed envelope)

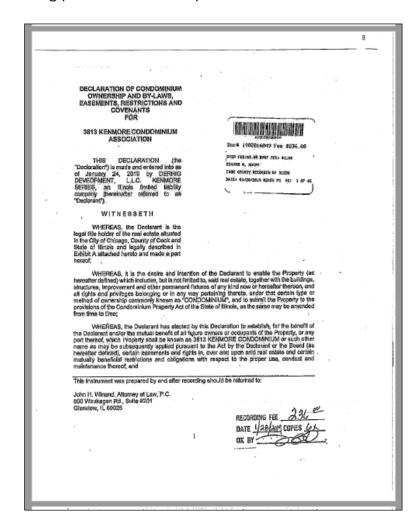
Section 4. Components of the Fees

What are the components of the Fees?

Fee Components	Non-Standard	Non-Conforming	Standard
Base Fee	20	40	55
GIS Fee	23	23	23
Document Storage Fee	10	10	10
Base Fee	53	73	88
RHSP Fee	18	18	18
Non-Gov Filer Fee	1	1	1
Sub-Total	72	92	107
	For each docum	nent to be recorded ad	d the following fees
Mail Handling	5	5	5
Each page over 2	2	4	0
	2	2	0
Lots in Different Sub-divisions			
Including only Document #s	4	4	0
without Legal Descriptions			
Grantor Grantee Affidavit	2	2	
Total	sum all items	sum all items	112

NOTE: Government filers do not pay the RHSP Fee and the Non-Government Filer Fee

Examples: Condominium Declaration, 42 Pages, with Oversize Plat Exhibit Non-standard (creates PIN) and Non-Conforming (oversize Plat Exhibit)



This example is 42-page condominium declaration that is non-standard pricing and non- conforming for the following reasons: First, it creates PINs (takes two regular PINs and creates Condominium PINs) and attaches an oversized Plat exhibit making it non-conforming. Under the predictable fee law, the cost would be calculated as follows:

\$73 Non-Conforming Base Fee (Page 1 to 2) \$18 RHSP \$1 Non-Government filer \$160 (\$4 x 40 pages) \$5 Mail Handling Fee

\$257 total

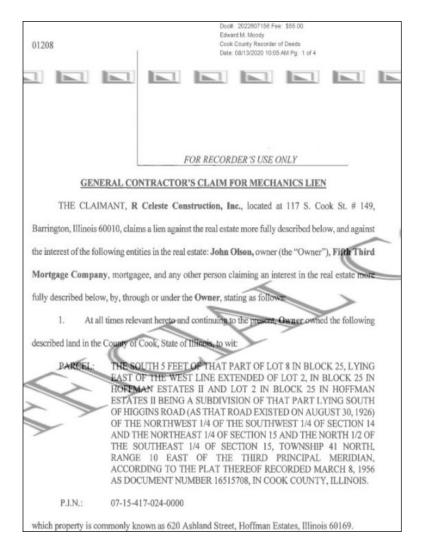
Example: Quit Claim Deed, 5 pages Standard and Conforming

QUIT CLAIM DEED Statutory (ILLINOIS) (Individual to LLC) Book 1980000017 Fee 446.60 Sup 1921-10.00 page 7 Fee 146.60 Sup 1921-10.00 page 7						5
Statutory (ILLINOIS) (Individual to LLC) SEP TRISHAM BOST FRI: \$1.404 APTABELL FRI: \$2.405 LEBBAN F. SERVE (DEET CHAPTAGES) (The Above Space For Recorder's Use Only) THE GRANTORS, KUOK HONG CHEONG and SUT KENG SI TOU, husbend and wife, KIT IENG CHEONG, an unmarried woman, and CHON PANG CHEONG, a married man, of the City of Chicago, State of Illinois, Cooling of Cook, for and in consideration to them in hand paid, CONVEY and QUIT CLAIM to SUT KENG SI TOU, a snarried woman, of 3143 S. Read Read (Party of Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois 60608, County of Cook, and CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois, 60608, County of Cook, and CHON PANG CHEONG, a manumeried woman, of 922 W. 29° St., Chicago, Illinois, 60608, County of Cook, and 2010 Panameried woman, of 922 W. 29° St., Chicago, Illinois, 60608, County of Cook, and 2010 Panameried woman, of 922 W. 29° St., Chicago, Illinois, 60608, County of Cook, and 2010 Panameried woman, of 922 W. 29° St., Chicago, Illinois, 60608, County of Cook, and 2010 Panameried woman, of 922 W. 29° St., Chicago, Illinois, 60608 REAL ESTATE TRANSFERTAX CTAIL O., O. TOTAL: O., O. TOTAL:		1				
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THE GRANTORS, KUOK HONG CHEONG and SUT KENG SI TOU, husband and wife, KT IENG CHEONG, an unmaried woman, and CHON PANG CHEONG, an arrived man, of the Cay of Chicago, State of Illinois, County of Cook, for and in consideration of Ten (\$1.0.00) DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY and QUIT CLAM to SUT KENG SI TOU, a married woman, of 343 S. Racine Ave., Chicago, Illinois 60008, County of Cook, and KIT LENG CHEONG, an anomaried woman, of 32 W. 29 St., Chicago, Illinois 60008, County of Cook, and CHON PANG CHEONG, a married man, of 395 S. Throug St., Chicago, Illinois, 60008, County of Cook, and is in the Tenants, the following property in Cook County, Illinois. SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Permanent Real Estate Index Number: 17-32-204-004-0000 Address of Real Estates 1143 S. Racine Ave. Chicago Illinois, 60008. To have and to hold said premises furever. To have and to hol	(Individual to LLC)					
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the City of Chicago, State of Illinois, County of Cook, for and in consideration of Ten (\$10.00) DOLLARS, and other good and vialuable consideration to them in hand paid, CONVEY and QUIT CLAIM to SUT KENG SITOU, a married woman, of 3143 S. Racine Ave., Chicago, Illinois (6060), County of Cook, and KIT IENG CHEONG, an unmarried woman, of 922 W 299 St., Chicago, Illinois 60608, County of Cook, and Elon PANG CHEONG, a married man, of 3958 S. Theops St., Chicago, Illinois, 60608, County of Cook, and Jeint Terants, the following property in Cook County, Illinois: SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Pertranent Real Estate Index Number: 17-32-204-00-000 Address of Real Estate: 3143 S. Racine Ave. Chicago Illinois, 60608 Exempt onder puritions of Paragraph Section 31-43 Pertranent St. Description of Paragraph Section 31-43 Pertranent St. To have and to hold said premises forever. To have a not be a contral premise forever. To have a not be a contral premise forever. To have a not be a contral premise forever. To have a not be a contral premise forever	THE GRANTORS, KUOK HO	ONG CHEONG	and SUT KE	NG SI TOU, husband and	wife,	
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married man, of 3058 S. Through St., Chicago, Illinois, 60608, County of Cook, as Joint Terams, the following property in Cook County, Illinois: SEF LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" Permanent Read Estate Index Number: 17-32-204-004-0060 Address of Read Estate: 3143 S. Racine Ave. Chicago Illinois, 60608 Read Estate: 3143 S. Racine Ave. Chicago Illinois, 60608 REAL ESTATE TRANSFER TAX O2-Jan-2019 Read Estate Index Service Cook. OD CHICAGO. OD CHICAGO. To have and to hold said premises forever. To have and to hold said premises forever. To have and to hold said premises forever. Waiving and Releasing all Homestead rights under the laws of the State of Illinois. This is not Bonnestead Property as to Chon Pang Cheong and his spours. DATED THIS DATED THIS DATED THIS DATED THIS DATED THIS TOTAL: COMMITTION COMMITTI	Unicago, Himon 00008, County	d) Cook' mu Pri	IT TEMO CE	TEXTING BUT BUSINESS MOST	init, ex	
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The above is a quit claim deed. This document does not create PIN, does not reference more than 5 PINs or previously recorded document numbers and is conforming in format. Under the predictable fee law, this document is considered standard. The fee is flat regardless of page count.

\$88 Base Flat Fee \$18 RHSP \$1 Non-Government Filer \$5 Mail Handling Fee ------\$112 Total

Example: Mechanics Lien, 4 Pages Example, Statutory Fee



\$45 Base Fee (page 1 to 4) \$18 RHSP \$1 Non-Government Filer -----\$64 Total

(This example was e-filed. If mailed in and you want your document back, you must include \$5).

Revision Notes: