

Resolution Listing for August, 2025

RESOLUTION NO. 2025- 42

WHEREAS, the County of Franklin has undertaken a program to collect delinquent taxes and to perfect titles to real property in cases where the taxes on the same have not been paid pursuant to 35 ILCS 200 / 21-90; and

WHEREAS, pursuant to this program the County of Franklin, as trustee for the taxing districts involved, has acquired an interest in the real estate described on the attachment to this resolution; and

WHEREAS, it appears to the Franklin County Board that it would be to the best interest of the taxing districts of Franklin County to dispose of this interest in said property.

THEREFORE, the Franklin County Board recommends the adoption of the following resolution:

BE IT RESOLVED BY THE COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS, that the Chairman of the Board of Franklin County, Illinois, is hereby authorized to execute a deed of conveyance of the County's interest or authorize the cancellation of the appropriate certificate of purchase, as the case may be on the following described real estate for the sums shown on the attachment and to be disbursed as shown and according to law.

Adopted by roll call vote on the 18th day of August, 2025.


Chairman of the Franklin County Board

Attest:


Clerk of the Franklin County Board

INSTRUCTIONS FOR FRANKLIN COUNTY RESOLUTIONS

(*** Please keep this copy with packet until routing is complete ***)

Revised: March 2018

- 1) Agent mails to Committee for approval:
 - a) Original resolutions with appropriate disbursement checks attached to each
 - b) Monthly Resolution List

- 2) Committee:
 - a) Reviews resolutions and submits to full County Board
 - b) Resolution List is presented to County Board Members in their monthly packet

- 3) County Board:
 - a) **Dates each resolution with date of adoption or provides a copy of the Master Resolution which indicates the date of adoption**
 - b) Chairman signs each resolution
 - c) County Clerk seals and attests each resolution
 - d) Retains original of each resolution and copies each executed resolution 2 times
 - e) Delivers to Treasurer 2 copies of each resolution with all checks

- 4) County Treasurer:
 - a) Signs all checks
 - b) Retains one copy of each resolution
 - c) Retains Treasurer's check(s) for deposit
 - d) Forwards Clerk's check (if any) to Clerk
 - e) Returns 1 copy of each resolution along with any checks to Agent, Auctioneer, Recorder, Secretary of State and Purchaser to:

County Delinquent Tax Agent
ATTN: RESOLUTIONS
P. O. Box 96
Edwardsville, IL 62025

RECEIVED

JUL 30 2025


FRANKLIN COUNTY CLERK

Franklin County, IL: Delinquent Tax Collection & Title Perfection Program Overview

Franklin County, Illinois operates a structured program to manage delinquent property taxes and facilitate the transfer of ownership through tax deed sales. This process involves several county offices and follows Illinois state law.

1. Delinquent Tax Identification

Each year, the Franklin County Treasurer identifies properties with unpaid real estate or mobile home taxes. These properties are subject to penalties and interest, and if taxes remain unpaid, they are listed for the annual tax sale.

2. Tax Sale Process

At the tax sale, professional tax buyers and private citizens bid on the right to pay the delinquent taxes. The winning bidder pays the outstanding taxes and receives a tax lien certificate, which entitles them to collect interest from the property owner and potentially acquire the property if it is not redeemed.

- Interest Rates: Up to 18% for the first six months, and 12% for subsequent years.
- Redemption Period: Property owners typically have 2.5 years to redeem their property by paying the taxes, interest, and associated fees.

3. Title Perfection via Tax Deed

If the property is not redeemed within the statutory period, the tax buyer may petition the Circuit Court for a tax deed, transferring ownership of the property. This process is managed by Joseph E. Meyer & Associates, the county's delinquent tax agent.

- Tax Deed Auctions: Held annually, often via sealed bids. Properties are listed with minimum bids and auction catalogs are made available in advance.
- Legal Requirements: The County Clerk oversees the redemption process and ensures compliance with recording laws, including proper documentation and fees for deed transfers.

4. Public Access and Support

Residents can access tax bill information, pay taxes online, and download forms from the Treasurer's website. The County Clerk's office provides guidance on redeeming property and recording deeds but does not offer legal advice.

Franklin County August 2025 Resolutions Disbursement Breakdown

Resolution # 08-25-001

Account # 1124046G

Parcel # 08-18-252-002

7/14/2025

Check # 9114

Franklin County Collector

Surplus Funds After All Fees Paid

201.70

Total

\$201.70

7/14/2025

Check # 9115

Franklin County Recorder

Quit Claim Recording Fee

84.00

Total

\$84.00

7/14/2025

Check # 9116

Franklin County Collector (1)

4 1/2 Month Notice Fee

5.32

Circuit Clerk Mail - NAPIER, MARVIN D

5.54

Newspaper Publication

35.55

Sheriff Mail - INVESTMENTS, CW

5.54

Sheriff Mail Fee - Bulk

0.35

Tax Deed Recording Fee

46.00

Total

\$98.30

Total Amount Disbursed

\$384.00

Total Amount Disbursed for All Accounts

\$384.00

Franklin County August 2025 Resolutions
Future Taxes for Properties Sold at Auction

ROUTE TO TREASURER

Dear Treasurer,

Please ensure the properties listed below receive tax bills no sooner than the payable date listed. Please direct any questions to our office.

<u>Item #</u>	<u>Date Sold</u>	<u>Purchaser</u>	<u>Future Taxes Due Beginning</u>
1124046G	11/08/2024	CYRUS FRAZIER	January 1, 2025 payable 2026
<i>Parcel(s) Involved: 08-18-252-002</i>			

Franklin County - August 2025 Resolutions
Sale Accounts with Potential Equity

TREASURER: The sale accounts listed below *may* have some equity related to the principles stated in Tyler v. Hennepin Cnty., Minnesota, 143 S. Ct. 1369 (2023).

We suggest you set aside the Potential Equity amount shown in the event a claim is made by the prior owner.

Our calculations are based on the limited information we have. We compare the County Auction proceeds to the final redemption amount. There may be additional taxes due for the current year and/or forfeitures that were not part of the original certificate. There may also be additional costs that we do not have in our data. These are only estimated amounts. Any sale accounts not shown on this report do not have potential equity, meaning the County Auction proceeds are less than the redemption amount. If no accounts are shown, then no current sale accounts have potential equity.

Auction Item #	Parcel#	Sale Amount	All County Proceeds	Redemption Amount	Potential Equity
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No. 2025-43



WHEREAS, The County of Franklin, as Trustee for the Taxing Districts therein, has undertaken a program to collect delinquent taxes and to perfect titles to real property in cases in which the taxes on such real property have not been paid, pursuant to 35ILCS 200/21-90, and

WHEREAS, Pursuant to this program, the County of Franklin, as Trustee for the Taxing Districts therein, has acquired an interest in the following described real estate:

BENTON TOWNSHIP

PERMANENT PARCEL NUMBER: 08-18-252-002

As described in certificates(s) : 20080270 sold November 2008

and it appearing to the Delinquent Tax Committee that it is in the best interest of the County to dispose of its interest in said property.

WHEREAS, CYRUS FRAZIER, has bid \$834.00 for the County's interest, such bid having been presented to the Delinquent Tax Committee at the same time it having been determined by the Delinquent Tax Committee and the Agent for the County, that the County shall receive from such bid \$300.00 as a return for its certificate(s) of purchase. The County Clerk shall receive \$0.00 for cancellation of Certificate(s) and to reimburse the revolving account the charges advanced from this account, the auctioneer shall receive \$0.00 for his services and the Recorder of Deeds shall receive \$84.00 for recording. The remainder is the amount due the Agent under his contract for services. The total paid by purchaser is \$834.00.

WHEREAS, your Delinquent Tax Committee recommends the adoption of the following resolution:

BE IT RESOLVED BY THE COUNTY BOARD OF FRANKLIN COUNTY, ILLINOIS, that the Chairman of the Board of Franklin County, Illinois, be hereby authorized to execute a deed of conveyance of the County's interest on the above described real estate for the sum of \$300.00 to be paid to the Treasurer of Franklin County Illinois, to be disbursed according to law. This resolution to be effective for sixty (60) days from this date and any transaction between the above parties not occurring within this period shall be null and void.

ADOPTED this 18TH day of August, 2025

ATTEST:

CLERK

COUNTY BOARD CHAIRMAN

SALE TO NEW OWNER

08-25-001