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**RECORDER ADVISES AGAINST POTENTIAL SCAM
REGARDING OBTAINING COPIES OF DEEDS**

County News: February 23, 2016

Carlinville - Macoupin County Clerk & Recorder Pete Duncan advised property owners that a company saying they can provide copies of your deed for a cost of \$87.00 being mailed to them has a problem. The problem is the Recorder's office can provide you a copy for just a couple of bucks.

The company, Records Recovery Services, or one of its aliases, Property Transfer Services, Conveyance Transfer Services, Record Retrieval Department and National Deed Service, seems to be conducting this scam nationwide over the last few years. Duncan was alerted to their notices coming to Macoupin by a title company who had a recent customer inquiry about the bill.

The notice sent by the company looks like an official bill and includes information such as the document number, property parcel number, or assessed value. It says that if \$87.00 is mailed to them before the due date, a copy of your property transfer document will be provided. There are disclaimers that allow the company to skirt legal action against them such as saying this is not a required bill and they are in no way affiliated with any government agency.

"Anytime you buy a home or property, there is a lot of paperwork to complete and fees to be paid," Duncan said. "Having a company like this try to use what should be one of the happiest times for anyone into a chance to basically steal nearly \$90.00 is just wrong. You are under no obligation to pay this fee. The original document you recorded will be mailed back to you or your title company for free by my office. If you need an additional copy, the Recorder's office will provide a copy to you at a cost of a dollar a page. Deeds and mortgages are also available online at www.erecording.macoupincountyil.gov which requires a subscription to search."

How the scammers obtain consumers' information and how it happens so quickly after a transaction is unknown. However, all of these transactions are public records and some companies employ people to transcribe these public records on real estate transactions and sell the information.

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