

FIDELITY NATIONAL TITLE TRANSFER TAXES - CHICAGO METROPOLITAN AREA

As of July 1, 2026

Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
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State Level

Illinois	Seller	\$1/1000	101 W Jefferson St, Springfield, IL.	217-782-2135	State declaration form - complete online: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	https://www.revenue.state.il.us/app/rtdi/
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ALL Transactions in Cook and DuPage (eff 2015) County should use MyDec for submitting and paying transfer taxes. Go to <https://mytax.illinois.gov/MyDec/>

County Level

Cook Amd 3-23-15	Seller	.25/500	118 N. Clark St. #120 Chicago IL 60602	(312) 603-5050	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm Uncorporated Cook County Land requires a Zoning Certificate Eff. 3-21-15 https://www.cookcountyl.gov/sites/g/files/ywwepo161/files/service/zoningcomplianceapplication.pdf	https://www.cookcountyl.gov/
DeKalb	Either Party / Seller Customary	.25/500	110 E. Sycamore St Sycamore, IL 60178	(815) 895-7156	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.dekalbcounty.org
DuPage	Either Party / Seller Customary	.25/500	421 N. County Farm Road Wheaton IL 60134	(630) 682-7200	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.dupageco.org
Kane	Either Party / Seller Customary	.25/500	719 S. Batavia Ave. Bldg. C Geneva IL 60134	(630) 232-5935	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.co.kane.il.us
Kendall	Either Party / Seller Customary	.25/500	111 W. Fox St. Yorkville IL 60560	(630) 553-4112	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.co.kendall.il.us
Lake	Either Party / Seller Customary	.25/500	18 N. County St. Waukegan IL 60085	(847) 377-2575	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	https://www.lakecountyl.gov/

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McHenry	Either Party / Seller Customary	.25/500	2200 N. Seminary Ave. Woodstock IL 60098	(815) 334-4110	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.co.mchenry.il.us
Peoria	Either Party / Seller Customary	.25/500	324 Main St. Peoria IL 61602	(309) 672-6090	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.co.peoria.il.us
Will	Either Party / Seller Customary	.25/500	58 E. Clinton Suite 100 Joliet IL 60432	(815) 740-4637	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.willcountyillinois.com
Winnebago	Either Party / Seller Customary	.25/500	404 Elm St. Rockford IL 61101	(815) 987-3100	Use state declaration form: www.revenue.state.il.us/LocalGovernment/PropertyTax/rett.htm	www.co.winnebago.il.us
Municipal Level						
Addison	Buyer	2.50/1000	1 Friendship Plaza Addison IL 60101	(630) 693-7564	Water bill must be paid; sewer inspection required; copy of state declaration and deed required if exempt. \$50 Fee for Exempt Stamp as of 7-1-11 Rev 6-11	https://www.addisonadvantage.org/
Alsip	Seller	3.50/1000 (min. of 1000)	4500 W. 123 St. Alsip IL 60803	(708) 385-6902	Final water reading and bill must be paid; copy of sales contract required; has local form; \$15 charge for exempt stamp; no personal checks	www.villageofalsip.org Contact the Village Clerk's office for transfer declaration form (708) 385-6902 x2319 or x2323
Aurora Amd 10-9-17	Seller	3.00/1000	44. E Downer Place Aurora IL 60507	(630) 256-3570	Final water reading and bill must be paid; has local form; state declaration (original or copy) signed by at least one party required with legal attached; has exempt stamp eff. 10-1-06; <u>See Ordinance O07-113</u> . \$30 fee for exempt stamp for all transactions, effective 11-1-17	https://www.aurora-il.org/ Local Form: https://www.aurora-il.org/925/Real-Estate-Transfer-Tax

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Bartlett	Seller	3.00/1000	228 S. Main Bartlett IL 60103	(630) 837-0800	Sums due must be paid; final water reading; copy of deed and state declaration or contract required; has local form	www.village.bartlett.il.us Local Form: https://www.bartlett.il.gov/home/showpublisheddocument/368/638279350061870000
Bedford Park	Seller	No Transfer Tax – See Comments for fees	6701 Archer Rd. Bedford Park IL 60501	(708) 458-2067	50.00 per transaction Water bills must be paid; inspection required; has local transfer tax request form	www.villageofbedfordpark.com Local Form: http://villageofbedfordpark.com/wp-content/uploads/2019/09/Real-Estate-Transfer-Tax-Request.pdf
Bellwood	Seller	5.00/1000	3200 Washington Blvd. Bellwood IL 60104	(708) 547-3500	Final water reading; home inspection and sidewalk inspection required; has local form; original or copy of deed and state declaration required; \$10 fee for exempt stamp	https://www.vil.bellwood.il.us/
Berkley	Seller	No Transfer Tax – See Comments for fees	5819 Electric Ave. Berkley IL 60163	(708) 449-8840	253.00 per transaction Original deeds required; water bills, fines, etc. must be paid; sump pump inspection; compliance stamp	www.berkeley.il.us
Berwyn	Seller	10.00/1000	6700 W. 26th St. Berwyn IL 60402	(708) 788-2660	Final water reading; inspection required; has local form; \$25 fee for exempt stamp; original deed; Dec for Cook and Illinois	www.berwyn-il.gov
Blue Island	Seller	No Transfer Tax – See Comments for fees	13051 Greenwood Ave., Blue Island, IL 60406	(708) 597-8606 Fax (708) 396-2686	Intent to Sell Application for City Inspections required to be completed and submitted. \$100 Single Family/Condo/Townhome. All outstanding fines/liens are required to be paid in full. Vacant Property is required to be registered for vacancy. Final reading on water account is required to be requested 1 week prior to closing. Paid final water bill required to obtain Certificate, but no stamp is issued.	www.blueisland.org

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Bolingbrook	Split Equally	3.75/500	375 West Briardcliff Bolingbrook IL 60440	(630) 226-8430	Final meter reading; sums due village must be paid; state declaration required; has local form to be signed by buyer and seller; \$50 fee for exempt stamp	www.bolingbrook.com Local Form: https://bolingbrookil.gov/office3.com/vertical/sites/%7B55EB27CA-CA9F-40A5-A0EF-1E4EEF52F39E%7D/uploads/Residential_Transfer_Information_Disclosure_Form.pdf
Braidwood	N/A	N/A	141 West Main Street Braidwood, IL 60408	(815) 458-2333	Final water reading is required 3-5 days before closing; water, sewer, and other bills must be paid. The liability for the unpaid balance shall run with the land.	https://www.braidwood.us/
Broadview	Seller	\$175 Stamp	2350 S. 25 th Ave. Broadview, IL 60155	(708) 345-8174	NOT A TRANSFER TAX Inspection required to obtain Certificate of Occupancy (Fee \$100)	http://www.broadview-il.gov/
Brookfield	Seller	No Transfer Tax – see comments	8820 Brookfield Ave., Brookfield, IL 60513	(708) 485-7344	NOT A TRANSFER TAX Inspection required to obtain Certificate of Compliance. As of 9-1-21, a Municipal Debt Satisfaction Cert (\$10 fee) required for deed.	http://brookfieldil.gov/
Buffalo Grove	Seller	3.00/1000	50 Raupp Blvd Buffalo Grove IL 60089	(847) 459-2500	Water bill, tickets, invoices must be paid; has local form	www.vbg.org
Burbank	Seller	5.00/1000	6530 W. 79th St. Burbank IL 60459	(708) 599-5500 City Clerk's Office	Has local form; original deed required if exempt; no personal checks. All outstanding fines/fees owed to the City must be satisfied before they will issue the stamp	www.burbankil.gov

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Burlington	Seller	No Transfer Tax – see comments	175 Water Street, PO Box 205, Burlington, IL 60109	(847) 683-2237	NOT A TRANSFER TAX Requires final water reading/inspection. See Local Ordinance 2021-5 published 8-2-2021	https://www.vil.burlington.il.us/
Burnham	Buyer	5.00/1000	14450 South Mainstee Ave., Burnham IL 60633	(708) 862-9150	Final water reading; has local form; cash or money order required	https://www.burnham-il.gov/
Calumet City	Split Equally	8.00/1000	204 Pulaski Rd. Calumet City IL 60409 Inspection Services: 687 Wentworth	(708) 891-8120	Water bill must be paid; inspection required; state declaration form required; has local form; need plat of survey; \$50 fee for exempt stamps	www.calumetcity.org Local Form: https://calumetcity.org/wp-content/uploads/2021/11/Real-Estate-Transfer-Declaration.pdf
Calumet Park	Buyer	5.00/1000	12409 S. Throop St. Calumet Park IL 60827	(708) 389-0851	Final water reading required; inspection required (\$100); has local form; no personal checks	www.calumetparkvillage.org
Carol Stream	Seller	3.00/1000	500 N. Gary Ave. Carol Stream IL 60188	(630) 665-7050	Water meter reading, water, sewer and sums due must be paid; has local form; copy of sales contract required	www.carolstream.org Local Form: https://www.carolstream.org/home/showpublisheddocument/144/636644929871970000
Channahon	Buyer	3.00/1000	24555 S. Navajo Drive Channahon IL 60410	(815) 467-6644	Water reading; sums due must be paid; has local form; original deed required	www.channahon.org Local Form: https://www.channahon.org/documentcenter/view/294
Chicago	Buyer	3.75/500	121 N. LaSalle St. Room 107 Chicago IL 60602	(312) 747-9723	Water/Sewer bills must be paid; compliance w/ building registration ordinance; has local form; applicable to some leaseholds; certificate of zoning compliance required as of 12/1/97 for non-condo residential resales	https://www.chicago.gov/city/en.html MyDec—online filing: https://www.chicago.gov/city/en/depts/fin/provdrs/tax_division/svcs/ez_dec.html
	Seller	1.50/500				

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Chicago Heights	Seller	4.00/1000	1601 Chicago Road Chicago Heights, IL 60411	(708) 756-5300	Water bill must be paid; inspections required; has local form; copy of deed	https://www.cityofchicagoheights.org/
Chicago Ridge	Seller	No Transfer Tax – see comments	10455 S. Ridgeland Ave. Chicago Ridge, IL 60415	(708) 425-7700	When selling or buying a home, apartment building, condominium, or business, be sure to call the Village Hall for a final water reading. A deposit is required for all new water services established in the Village. A senior citizen discount is available, but you must be age 65 or older and reside in the home. Forms are available at the Village Hall	https://www.chicagoridge.org/168/Water-Service
Cicero	Seller	10.00/1000	4937 W. 25th St Cicero IL 60804	(708) 656-3600, ext 452	Water bill must be paid. Original deed, state and county declarations, and "basement/attic affidavit" required. Certificate of compliance & inspection required for many types of transactions, including (according to the ordinance) a mortgage refinancing. Has local form. \$50 fee for exempt stamp. No cash accepted.	www.thetownofcicero.com
Clarendon Hills	Seller	No Transfer Tax – see comments	1 N. Prospect Clarendon Hills, IL 60514	(630) 286-5416	All final water bills are to be paid and affixed with a transfer certificate stamp (at no cost), prior to closing on the property. Beginning June 1, 2022, all final water bills must be ordered 7 days prior to the closing date. Once submitted the final bill will be ready to be paid and stamped 24 hours prior to the closing date.	www.clarendonhills.us/final
Country Club Hills	Seller	5.00/1000 (min. of \$50)	4200 W. 183rd St. Country Club Hills IL 60478	(708) 798-2616	Final water reading; sums due must be paid; no personal checks; copy of contract and declaration required; has local form	www.countryclubhills.org

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Countryside	Seller	No Transfer Tax – See Comments for fees	5550 East Ave. Countryside IL 60525	(708) 354-7270	\$50.00 per transaction Water, sewer, and weed cutting charges must be paid; receipts required; has local form; no personal checks; final \$20 reading	www.countryside-il.org Local Form: https://www.countryside-il.org/Document/Departments/City%20Clerk's/Forms%20&%20Permits/Real-Estate-Transfer-form.pdf
Des Plaines	Seller	2.00/1000	1420 Miner St. Suite 301 Des Plaines IL 60016	(847) 391-5366	Final water reading; code violations must be cured; inspection required if residential rental; has local form; need IL PTAX form and county declaration; \$10 fee for exempt stamp; plat of survey required	www.desplaines.org Local Form: https://www.desplainesil.gov/home/showpublisheddocument/444/638614741254003734
Dolton	Seller	5.00/1000 Added 5-20-10	14014 Park Ave. Dolton IL 60419	(708) 849-4000	Water bill must be paid; \$150 housing inspection fee before stamps may issue; has local form; \$10 fee even if exempt	www.vodolton.org/
East Hazel Crest	Buyer	No Transfer Tax – See Comments for fees	1904 W. 174th St. East Hazel Crest IL 60429	(708) 798-0213	\$25.00 per transaction Water bill and other sums due must be paid; has local form; final water reading	http://easthazelcrest.com
Elgin	Seller	No Transfer Tax – See Comments for fees	150 Dexter Court Elgin, IL 60120	(847) 931-5639	Final water reading sums due must be paid; inspection required if violations exist; stamp required; includes exempt transactions; has local form	www.cityofelgin.org Local Form: www.cityofelgin.org/index.asp?NID=428
Elk Grove Village	Seller	3.00/1000	901 Wellington Ave. Elk Grove Village IL 60007	(847) 439-3900	Water and sewer bills must be paid; final water reading 2-3 days prior to closing; \$10 fee for exempt stamp; has local form; copy of deed and state declaration required. If asked, Village will confirm if property has an underground tank or not.	www.elkgrove.org Local Form: https://www.elkgrove.org/home/showpublisheddocument/6113/637956391951730000

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Elmhurst	Seller	1.50/1000 (see Comments)	209 N. York St Elmhurst IL 60126	(630) 530-3000	Tax exemption basis must be stated on face of deed; no other doc. need be submitted to the city. Sums due must be paid; final water reading; inspection required; copy of signed sales contract required; has local form. All forms must be submitted 72 hours prior to obtaining a transfer stamp.	www.elmhurst.org Link for online transfer stamp application: https://www.elmhurst.org/services/finance/real_estate_transfer_tax.php
Elmwood Park	Seller	5.00/1000	11 Conti Parkway Elmwood Park IL 60707	(708) 452-7300	Water, sewer, other bills must be paid; deed and water reading required; two inspections required; copy of deed and declaration required; has local form; \$35 fee for exempt stamp	www.elmwoodpark.org Local Forms: https://elmwoodpark.org/download/real-estate-transfer-declaration-recto/ Exempt transfers: https://elmwoodpark.org/download/real-estate-transfer-declaration-verso/
Evanston	Seller	<\$1.5mm Sales price \$5.00/1000 \$1.5mm to \$5mm sales price \$7.00/1000 >\$5mm \$9.00/1000	2100 Ridge Evanston IL 60201	(847) 866-2925	Water bill must be paid, has local form; exempt stamp incurs fee of \$100	www.cityofevanston.org
Evergreen Park	Seller	5.00/1000 (min. of \$100)	9418 S. Kedzie Evergreen Park IL 60805	(708) 229-8215	Final water reading: \$50.00 housing inspection before stamps may issue; has local form; <u>see exemptions information</u>	www.evergreenpark-ill.com Local Form: https://www.evergreenpark-ill.com/DocumentCenter/View/4376/Real-Estate-Transfer-Tax-Form-PDF

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Forest Park	Seller	No Transfer Tax – See Comments for fees	517 Des Plaines Ave Forest Park IL 60130	(708) 366-2323	Compliance stamp required (fee) - Stamp required for exempt transactions – contact Village – no fee for Exempt stamp	https://www.forestpark.net/dfp/Certificate of Compliance: https://www.forestpark.net/dfp/wp-content/uploads/2022/05/ApplicationForTransferStamp_FILLABLE.pdf
Franklin Park	Seller	Not a Transfer Tax – See Comments/ Link for inspection and transfer stamp fees	9500 W. Belmont Ave. Franklin Park IL 60131	(847) 671-8795	Zoning administrator's approval and inspection required for multi-family, commercial and industrial properties; violations disclosed must be corrected; order final water bill (547-671-8292) at least 5 days in advance; submit current survey and original deed to building dept. At least 3 days prior to closing. Fee for Seal on Deed. Inspection Fees and Transfer Stamp Fees based on number of dwelling units.	https://www.villageoffranklinpark.com/assets/1/7/DIS-3025_deed_xfer_fees.pdf
Glencoe	Seller	No Transfer Tax (No fee for Exemption)	675 Village Court, Glencoe, IL 60022-1609	(847) 835-4113	Certificate and Final Water Bill payment required to be attached to recording (excluding Trusts, Estate Planning and Quit Claim deeds). No certificate issued for vacant land	https://www.villageofglencoe.org/
Glen Ellyn	Seller	3.00/1000 (Payment of tax may be waived but stamp required)	535 Duane St. Glen Ellyn IL 60137	(630) 469-5000	Water, sewer, parking tickets and other sums due must be paid; sales contract or deed required; has local form; clearwater inspection must be conducted on homes prior to obtaining transfer tax stamp.	www.glenellyn.org Local Form: www.glenellyn.org/2009_Finance/Real Estate Transfer Stamps.html
Glendale Heights	Seller	3.00/1000	300 E. Fullerton Glendale Heights IL 60139	(630) 260-6000 x333	Water and sewer bills must be paid; has local form; \$25 fee for exempt stamp; copy of deed and declaration required; need plat of survey; certificate of compliance by building dept.; no personal checks	www.glendaleheights.org

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Glenwood	Seller	5.00/1000	1 Asselborn Way Glenwood IL 60425	(708) 753-2400	Occupancy inspection required (s35.0c); water bill must be paid; has local form; copy of contract required; no personal checks	www.glenwood-il.com Local Form: www.glenwood-il.com/pdf/real_estate_transfer_declaration.pdf
Golf Added 9-15-10	Seller/ Grantor	4.50/1000	1 Briar Road Golf, IL 60029	847-998-8852	Note Ordinance recorded in Cook County as document # 0011013860 ORDINANCE REPEALED MAY 19, 2003	http://villageofgolf.us/
Hanover Park	Seller	\$3.00/1000	2121 W. Lake St. Hanover Park IL 60103	(630) 372-4200	Sums due must be paid; has local form; \$10 fee for exempt stamp	www.hanoverparkillinois.org
Harvey Rev 4-26-16	Split Equally	5.00/1000 (See Comments)	15320 Broadway Harvey IL 60426	(708) 210-5300	Tax due plus \$60 Buyer's Expense for Administrative Processing Fee Water bill must be paid; inspection required; copy of deed required; charge for exempt stamp; has local form	www.cityofharvey.org Local Forms: http://cityofharvey.org/site2/forms/Exempt_Transfer_Stamp_Requirements.pdf
Harwood Heights	Buyer	10.00/1000	7343 W. Lawrence Ave. Harwood Heights IL 60706	(708) 867-7200	Water bill must be paid; inspection required (\$50); has local form; deed and Illinois declaration required; \$50 fee for exempt stamp	www.harwoodheights.org Local Form: www.harwoodheights.org/UserFiles/File/real_estate_transfer_declaration.pdf
Hazel Crest	N/A	N/A	3601 W. 183rd Street Hazel Crest, IL, 60429	(708) 335-9600	No transfer tax, however an inspection is required and a final water reading. A certificate of occupancy is issued upon approval of the inspection but no separate document will need to be attached to the deed for recording. **** As of 1/1/2023, a Six (6) month moratorium (ordinance 02-2023) on the issuance of any certificates or licenses which would authorize the occupancy of single family detached dwelling units by any party other than the owner-occupants of those units ****	https://villageofhazelcrest.org/

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Hickory Hills	Seller	No Transfer Tax—see Comments for fees	8652 W. 95 th St. Hickory Hills, IL 60457	(708) 237-4140	Sewer inspection required as a condition to issuing the final water bill invoice. The inspection must be ordered several days prior to closing	www.hickoryhillsil.org
Highland Park	Seller	5.00/1000	1707 St. John's Ave Highland Park, IL 60035	(847) 432-0800	Water bill must be paid; original deed required for exempt only; has local form; no personal checks	www.cityhpil.com Local Form: www.cityhpil.com/pdf/finalnce/rett_declaration.pdf
Highwood (SEE COMMENTS) Rev 6-20-14	Seller	5.00/1000	1707 Highwood Ave Highwood, IL 60040	(847) 432-1924	The transfer fee is applicable for town of Fort Sheridan Subdivision; has local form; copy of deed required, no personal checks Moratorium on transfer tax issues on January 1, 2012.	www.cityofhighwood.com
Hillside	Buyer	3.75/500	425 N. Hillside Ave. Hillside, IL 60162	(708) 449-6450	Final water reading and inspection required (\$20); original Illinois declaration required; has local form	www.hillside-il.org Local Form: www.hillside-il.org/downloads/forms/realestatetransferdeclarationform.pdf
Hoffman Estates	Seller	3.00/1000	1900 Hassell Rd Hoffman Estates IL 60195	(847) 882-9100	Water bill must be paid; has local form; Illinois declaration required; \$10 fee and copy of deed for exempt stamp	www.hoffmanestates.com Local Form: www.hoffmanestates.com/Modules/ShowDocument.aspx?documentid=501
Hometown	Seller	No Transfer Tax – See Comments for fees	4331 Southwest Highway, Hometown, IL 60456	(708) 424-7500 Fax (708)424-7589	Required Housing Inspection fee of \$50 when selling property. Can be applied for 6 months prior to closing. Call City Hall at 708-424-7500 for final water reading. Inspection form: https://www.cityofhometown.org/DocumentCenter/View/42	https://www.cityofhometown.org/
Indian Head Park Added 3-20-14 Removed Nov 2021	Seller	No Transfer Tax	201 Acacia Dr., Indian Head Park, IL 60525	(708) 246-3080	Inspection Sticker Required (no longer required)	http://www.indianheadpark-il.gov/

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Island Lake	Seller	No Transfer Tax	3720 Greenleaf Ave Island Lake IL 60042	(847) 526-8764	Contact Village at least 10 business days prior to the closing date. Provide: Closing date; name, phone # and email address of your attorney; and name of buyers. Inspections are no longer required. Village will then send final pro-rated water bill and any past-due garbage bill to the attorney.	www.villageofislandlake.com
Joliet	Seller	3.00/1000	150 W. Jefferson Joliet IL 60432	(815) 724-3902	Residential transfer information and disclosure form required before contract entered into if residential (single family, condominium or townhome); signed form required for purchase of stamps; sums due must be paid; final water reading; original deed required; has local forms. Water/Lien Letter required to purchase stamp. Letter good for 4 business dates from the date of the final meter reading.	www.cityofjoliet.info
Lake Forest	Buyer	4.00/1000	220 E. Deerpath Lake Forest IL 60045	(847) 234-2600	Deeds or other transfers executed and delivered pursuant to contracts dated prior to 5/1/06 are exempt - even if recorded on or after 7-5-06 but only if recorded on or before 12-31-06; has local forms.	www.cityoflakeforest.com Local Forms: www.cityoflakeforest.com/pdf/cg/rett_app.pdf
Lansing	N/A	N/A	3141 Ridge Rd. Lansing, IL 60438	(708) 895-7200	Must obtain transfer certificate upon proof of payment water charges, grass cutting charges, ambulance charges, property maintenance charges, and judgments. Applies to all transfers of real property and beneficial interests in real property.	www.lansingmunicipal.com
Lincolnshire	Buyer	3.00/1000	1 Olde Half Day Rd. Lincolnshire IL 60069	(847) 883-8600	Water bill must be paid; copy of Illinois declaration required	www.village.lincolnshire.il.us
Lincolnwood	Seller	No Transfer Tax – See Comments for fees	6900 Lincoln Ave. Lincolnwood IL 60712	(847) 677-7378	Ordinance 2006-2711 DOC #0616716038 \$20 Certificate of Payment - Expires if not recd within 20 days of issue	www.lincolnwoodil.org

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FIDELITY NATIONAL TITLE TRANSFER TAXES - CHICAGO METROPOLITAN AREA

As of July 1, 2026

Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
Lyons	Seller	No Transfer Tax – See Comments for fees	4200 Lawndale Ave. Lyons, IL 60534	(708) 442-4500	Inspection required (\$100 fee to Seller) Water bill must be paid	www.villageofflyons-il.net
Markham	Seller	\$50/PIN	16313 Kedzie Pkwy. Markham IL 60426	(708) 331-4905	TITLE 15 SS 151.27 requires inspection prior to the sale, rental or transfer of title - inspection fees vary; TITLE 15 SS 151.30(C) Water transfer stamp fee \$50/PIN and Inspection fee for residential \$125 and commercial property is \$200	https://www.cityofmarkham.net/documentcenter/view/689
Matteson	Seller	No Transfer Tax	4900 Village Commons Matteson, IL	(708) 283-4900	Village inspection requirement upon sale	http://www.villageofmatteson.org/
Maywood	Seller	4.00/1000	40 E. Madison Plaza Maywood IL 60153	(708) 450-6313	Water bill must be paid; inspection and original deed required; has local form	www.maywood-il.org
McCook	Seller	5.00/1000 (min. of 1000)	5000 Glencoe Ave. McCook IL 60525	(708) 447-9030	Water bill must be paid; charge for some exemptions; applicable to some leaseholds; has local form; original deed; residential building inspection	www.villageofmccook.org Local Form: www.villageofmccook.org/forms/TransferTax.pdf
Melrose Park	Seller	No Transfer Tax – See Comments for fees	1000 N. 25th Melrose Park IL 60160	(708) 343-4000	Village inspection required; fees: \$75 and up, allow two weeks \$150 – residential inspection with no violations - \$250 inspection with violation corrections – to the seller	www.melrosepark.org
Mettawa	Buyer	5.00/1000	26225 N. Riverwoods Blvd (PO Box M), Mettawa IL 60045	Ph: (847) 573-1460 Fax: (224) 218-2242	Original deed or facsimile ABI required; has local form	www.mettawa.org
Midlothian		No Transfer Tax – See Comments for fees	14801 S. Pulaski Midlothian Illinois 60445	(708) 389-0200	Payment stamp ordinance effective 6-1-07	www.villageofmidlothian.net

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Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
Monee	Seller	No Transfer Tax – See Comments for fees	5130 W. Court St. Monee, IL 60449	(708) 534-8301	Payment Stamp requires transferor to notify village 14 days prior to transfer. Ordinance is not clear if this applies to all properties or just residential. See Will City Doc #R2007095327	www.villageofmonee.org
Montgomery	Seller	No Transfer Tax – See Comments	200 N. River Street Montgomery, IL 60538	(630) 896-8080	Final water bill from village and final sewer bill from Fox Valley Metro	www.ci.montgomery.il.us
Morton Grove	Seller	3.00/1000	6101 Capulina St. Morton Grove IL 60053	(847) 965-4100	Water and sewer bills must be paid; has local form; copy of Illinois declarations and sales contract required; no personal checks; warranty deed	www.mortongroveil.org Local Form: https://www.mortongroveil.org/wp-content/uploads/TransferStamp_Form.pdf
Mount Prospect	Buyer	3.00/1000	100 S. Emerson Mt. Prospect IL 60056	(847) 392-6000	Water and sewer bills must be paid; violations of property maintenance code must be resolved; has local form, copy of Illinois declaration required; \$15 fee for exempt stamp	https://www.mountprospect.org/ Local Form: https://www.mountprospect.org/home/showpublisheddocument/17796/637737988734300000
Naperville <i>Rev 8-10-10</i>	Buyer	1.50/500	400 S. Eagle St. P.O. Box 3020 Naperville IL 60566	(630) 420-6059	Has local form; certificate required for exemption; copy of contract Ord amended 7-21-10 requiring all fees, debt etc. owed to village must be paid prior to village issuing stamp. The village has started issuing digital stamps that need to be attached to the deed.	www.naperville.il.us Local Form: https://www.naperville.il.us/government/city-finance/taxes-and-financial-forms/real-estate-transfer-tax/
Niles	Buyer	3.00/1000	1000 Civic Ctr. Dr. Niles IL 60714	(847) 588-8000	Water bill must be paid; inspection no longer required; all outstanding fines/fees must be paid; real estate contract required; has local form	www.vniles.com Local Form: www.vniles.com/DocumentCenter/View/349/Real-Estate-Transfer-Tax-Forms

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Norridge	Seller	No Transfer Tax – See Comments for fees	4000 N. Olcott Norridge, IL 60706	(708) 453-0800	\$25 fee and inspection required before "Transfer Certificate" may issue. Original deed must be brought to Village—Building Dept. for a rubber stamp to be affixed.	https://www.villageofnorridge.com/government/building-health-departments/building-department-overview/transfer-information
North Chicago	Buyer	5.00/1000	1850 Lewis Ave. North Chicago IL 60064	(847) 596-8625	Water bill must be paid; certificate from building commissioner required; copy of contract required; has local form; no personal checks	www.northchicago.org
North Riverside	Seller	No Transfer Tax	2401 S. Desplaines Avenue, North Riverside, IL 60546	(708) 447-4211	Presale inspection required (cost is \$405.00) and Deed must be stamped after inspection.	www.northriverside-il.org
Northlake	Seller	No Transfer Tax – See Comments for fees	55 E. North Ave. Northlake IL 60164	(708) 343-8700	Ordinance No. 0-35-3005 enacted 12-19-05 requires inspection for all Real Estate transfers of assignments of beneficial interests. Local Stamp to be issued at no cost, fees may be imposed for inspection.	www.northlakecity.com
Oak Forest	N/A	No Transfer Tax – See Comments for fees	15440 S. Central Ave. Oak Forest IL 60452	(708) 687-4050	Requirement that Seller provide proof to Buyer that all water bills are paid. No Transfer Tax or stamp imposed as of 6-27-07	www.oak-forest.org
Oak Lawn	Seller	5.00/1000	9446 Raymond Oak Lawn IL 60453	(708) 499-7761	Water bill must be paid; has local form; no personal checks	www.oaklawn-il.gov Local Form: www.oaklawn-il.gov/forms/real%20estate%20transfer%20tax%20form.pdf

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Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
Oak Park	Seller	8.00/1000	123 Madison St. Oak Park IL 60302	(708) 358-5460	Final water and sewer reading; inspection required if 4+ units; has local form; copy of contract or Illinois declaration required	www.oak-park.us Local Form: www.oak-park.us/public/pdfs/forms/Real%20Estate%20Transfer%20Tax%20Form_2005%20revision.pdf
Olympia Fields	Seller	No Transfer Tax—See Comments for fees	20040 Governors Highway, Olympia Fields, IL 60461	(708) 503-8000	Seller is required to arrange for an inspection by the Village prior to the sale. An application for a Point of Sale (POS) inspection must be completed at the Village Hall. The fee for inspection is \$50 for each and every inspection. Inspections are conducted on Tuesday and Thursday mornings. POS Inspection form: https://www.olympia-fields.com/DocumentCenter/View/79/Point-of-Sale-POS-Inspection-Request-Form-PDF The seller must schedule a final water read at least two business days prior to closing.	https://www.olympia-fields.com/
Oswego (eff. 8.1.2022)	Buyer	\$3.00/1000	100 Parkers Mill Oswego, IL 60543	(630) 554-3618	Transfer tax does not apply to current Oswego residents moving within Oswego as long as they've lived in their residence for a year or more.	https://www.oswegoil.org/home
Palatine (only certain addresses that are subject to Rolling Meadows Jurisdiction)			See Rolling Meadows	See Rolling Meadows	A portion of Palatine is within Rolling Meadows Jurisdiction and subject to Rolling Meadows Real Estate transfer tax. Sellers of Palatine property paying Rolling Meadows water are subject to this transfer tax or see page 4 of the RM transfer tax declaration.	Link for those Palatine addresses affected by RM transfer tax (page 4): http://il-rollingmeadows.civicplus.com/DocumentCenter/Home/View/211

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Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
Park Forest	Seller	5.00/1000	350 Victory Drive Park Forest IL 60466	(708) 748-1112	Sums due must be paid; inspection required; as local form; \$15 fee for exemptions	www.villageofparkforest.com
Park Ridge	Seller	2.00/1000	505 Butler Place Park Ridge IL 60068	(847) 318-5289	Requirements that must be provided in advance: Full size survey, deed, MyDec/Ptax and title commitment (added 7-11-17) addl requirements: Water bill must be paid; zoning inspection required; has local form City requiring stamps for Sheriff's deeds coming out of a foreclosure (added 7-1-10)	www.parkridge.us Local Form: www.parkridge.us/assets/proptranform.pdf
Peoria	Seller Customary	2.50/1000	419 Fulton Room 100 Peoria IL 61602	(309) 494-8545	Original notarized deed must be submitted. Stamps do NOT have to be purchased prior to closing/recording.	www.ci.peoria.il.us Local Form: www.ci.peoria.il.us/city-treasurer-forms
Posen	Seller	No Transfer Tax – See Comments for fees	2440 W. Walter Zimny Dr. Posen IL 60469	(708) 385-0139	Ordinance requires notice to village clerk of intent to sell any residential property; village inspection and certificate of compliance \$150 inspection fee to Seller	https://www.villageofposen.org/vop/
Plainfield					If the property is incorporated in the Village of Plainfield, there is no transfer tax. However, some properties with Plainfield mailing addresses are actually incorporated into an adjacent municipality. Call the Plainfield Village Clerk with the address to see if the property is incorporated into another adjacent municipality and, if so, determine if that municipality has a transfer tax.	Village Clerk (815) 439-2921
Richton Park	Seller	No Transfer Tax – See Comments on fees	4455 Sauk Trail Road, Richton Park, IL 60471	(708) 481-8950	The Village of Richton requires that an occupancy inspection be performed prior to the change in ownership or tenancy of any property. Online inspection form must be completed and submitted for all residential and commercial properties.	www.richtonpark.org

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Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
Riverdale	Seller	No Transfer Tax – See Comments for fees	157 W. 144TH St. Riverdale IL 60827	(708) 841-2200	Requires inspection for \$200 and original deed; water bill needs to be paid	www.villageofriverdale.org
River Forest	Seller	1.00/1000	400 Park Avenue River Forest IL 60305	(708) 366-8500	Water reading required; inspection required; has local form; zoning inspection	www.river-forest.us Local Form: www.river-forest.us/departments/finance/transferTax.php
River Grove	Seller	No Transfer Tax – See Comments for fees	2621 N.Thatcher Ave. River Grove IL 60171	(708) 453-8000	\$50.00/trans if single family; \$25 plus \$25 for each unit if apt. bldg; \$100 other properties Water bill and other obligations must be paid; copy of deed required	www.villageofrivergrove.org
Riverside	Seller	No Transfer Tax – See Comments	27 Riverside Road Riverside, IL 60546	(708) 447-2700	Must provide updated survey (within 6 mos.), final inspection and water reading. Cert of Compliance w/Zoning Code and deed must be stamped prior to close. Cost is \$325	www.riverside.il.us
Robbins	Seller	No Transfer Tax – See Comments for fees	3327 W. 137th St. Robbins IL 60472	(708) 385-8940	Inspection required - \$25 stamp fee and \$80 inspection fee – both Seller fees	www.robbsins-il.com
Rockford		No Transfer Tax—See Comments for fees	425 E. State St., Rockford, IL 61104	(779) 348-7300	Final water reading and bill must paid; has local form, email: COR_Water_Closings@rockfordil.gov ; Wastewater treatment bill required from finals@fourrivers.illinois.gov	www.rockfordil.gov
Rolling Meadows	Seller	3.00/1000	3600 Kirchoff Rolling Meadows IL 60008	(847) 394-8500	Water and sewer bills must be paid; copy of deed and Illinois declaration required; has local form; fee for exempt stamp	www.ci.rolling-meadows.il.us Local Form: www.ci.rolling-meadows.il.us/PDFs/Real%20Estate%20Transfer.pdf

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Romeoville	Buyer	3.50/1000 \$40 fee for Exempt Stamp	13 Montrose Dr. Romeoville IL 60446	(815) 886-7200	Effective 6-1-05 fee for exempt stamp \$40. Water and Sewer bills must be paid, local clearance letter issued by Village, copy of deed and Illinois Transfer Declarations all must be provided to obtain stamp(s)	www.romeoville.org
Round Lake Beach	Seller	No Transfer Tax – See Comments for fees	1937 N. Municipal Way, Round Lake Beach, IL 60073	(847) 546-2351	Residential properties are required to obtain an Occupancy Permit prior to the sale of their property. The Occupancy Permit is completed in order to transfer the water service from the seller to the buyer and to ensure the exterior of the property is being maintained and is up to code. \$60 fee. Please contact the Village 1-2 weeks prior to closing to begin the process. Online Occupancy Permit Application is available: https://roundlakebeach.rja.revize.com/forms/6176	https://www.roundlakebeachil.gov/
Round Lake Heights	Seller	No Transfer Tax – See Comments for fees	619 W. Pontiac Ct., Round Lake Heights, IL 60073	(847) 546-1206	\$75 Occupancy Inspection. Village needs 24 hours to schedule and the fee must be paid in advance.	https://www.villageofroundlakeheights.org/
Round Lake Park	Seller	No Transfer Tax – See Comments for fees	203 East Lake Shore Drive, Round Lake Park, IL 60073	(847) 546-2790 Fax (847) 546-6847	An Occupancy Inspection is required to be conducted every time there is a change in residence. \$75 fee and the appointment must be scheduled 24 hours in advance.	https://www.rlpil.us/
Sauk Village	Seller	No Transfer Tax – See Comments for fees	21801 Torrence Ave., Sauk Village, IL 60411	(708) 758-3330	Application for a Certificate of Re-Occupancy must be completed prior to closing. \$75 fee. Form online: https://www.saukvillage.org/wp-content/uploads/documents/PDF/2020/2020_ApplicationforCertificateOfReoccupancy.pdf Home Inspection Report also required, sample form on the village's website. \$300 fee paid directly to the inspector.	https://www.saukvillage.org/

FIDELITY NATIONAL TITLE

TRANSFER TAXES - CHICAGO METROPOLITAN AREA

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Schaumburg	Seller	1.00/1000	101 Schaumburg Ct. Schaumburg IL 60193	(847) 895-4500	Water bill must be paid; copy of Illinois declaration required, has local form; \$10 fee for exempt stamp	http://www.villageofschau mburg.com/
Schiller Park	Seller	No Transfer Tax – See Comments for fees	4501 N 25th Avenue Schiller Park, IL 60176	(847) 671-8555	Pre-sale inspection required for multi unit building sales	https://www.villageofschiller park.com/159/Multi-Family-Dwelling-Licenses
Skokie	Seller	3.00/1000	5127 Oakton Skokie IL 60077	(847) 673-0500	Water bill must be paid; has local form, \$25 fee for exempt stamp	www.skokie.org Sample Local Form: www.egovlink.com/public_documents300/skokie/published_documents/Clerk/realestate.pdf
South Chicago Heights	Seller	No Transfer Tax – See Comments for fees	3317 Chicago Road South Chicago Heights, IL 60411	(708) 980-2017 (708) 755-1880	• Fill out the application, there is a \$175.00 fee • Copy of the Sellers ID • Sales Contract - o If the property is being sold as is the buyer will need to sign an affidavit after the inspection.	https://www.southchicagoheights.com/185/Transfer-of-Real-Estate
Stickney	Seller	5.00/1000	6533 W. Pershing Rd. Stickney IL 50402-4018	(708) 749-4400	Final water reading 3 days before closing; original deed and state and county declarations and copy of contract required; has local form; no personal checks; \$25 fee for exempt stamp	www.villageofstickney.com
South Holland	Seller	None	16226 Wausau Ave. South Holland, IL 60473	(708) 210-2900 Fax: (708) 210-1019	Transfer Certificate required prior to any transfer of property. Village requires 3 days to process certification.	http://www.southholland.org/
Stone Park	Seller	2.00/500	1629 N. Mannheim Rd., Stone Park IL 60165	(708) 345-5550	Final water reading, housing inspection required (\$50 per residence); Illinois declaration form required	https://www.vosp.us/

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Streamwood	Seller	3.00/1000	301 E. Irving Park Streamwood IL 60107	(630) 837-0200	Water bill must be paid; has local form. Copy of Illinois declaration required; \$10 fee for exempt stamp	www.streamwood.org Local Form: www.streamwood.org/ReferenceDesk/Forms/RealEstateTransferTax.pdf
Sycamore	Buyer	5.00/1000	308 W. State St. Sycamore IL 60178	(815) 895-4515	Copy of sales contract or Illinois declaration required; has local form	www.cityofsycamore.com Local Form: www.cityofsycamore.com/real-estate-transfer-tax.htm
Thorton (eff. August 8, 2025)	Seller	No Transfer Tax –need Certificate of Payment	115 East Margaret St., Thorton, IL 60476	(708) 877-4456 Fax: (708) 877-4458	A Certificate of Payment of Water Service Charges and other monetary obligations is required to be paid for and received prior to closing and prior to the recording of any deeds. Application available on the village's website and though this link: https://www.thorntonil.us/clerks-office/page/village-code-and-ordinances	https://www.thorntonil.us/
University Park	Seller	1.00/1000 Residential 3.00/1000 Commercial	698 Burnham Drive University Park IL 60466	(708) 534-6451	All sums due must be paid; inspection required (\$250, no personal checks), has local form. \$25 fee for exempt stamp.	www.university-park-il.com
Villa Park (added 10-16-16)	Seller	No Transfer Tax – must pay \$50 fee	20 S. Ardmore Ave. Villa Park, IL 60181-2696	630-834-8500 Public Works 630-834-8505	Must obtain Certificate of Compliance, have inspection performed and prepare Closing Bill Request form	http://www.invillapark.com/174/Cancel-Service
Waterman (effective July 12, 2022)	Seller	No transfer tax – must pay \$10 fee for debt cert	215 West Adams Waterman, IL 60556	(815) 264-3652	Municipal Debt Satisfaction Certificate for all real estate transfers in Waterman. ORD #2022-07.	https://villageofwaterman.com/

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Waukegan Rev Oct 2023	Seller	No Transfer Tax	100 N. Martin L. King Jr. Ave. Waukegan, IL 60085	(847) 625-6878	Application for Closing required. All applications for a Zoning Certificate/Closing Letter are requested to be submitted upon listing the property but not less than 30 days prior to closing. Building/Code will perform a minimal code/ life safety inspection to the property. Zoning certificates will be issued to all properties inspected and it must be displayed on the property as stated in the certificate. Applicant must call the Water Department not less than 5 business days prior to closing, to schedule a final water meter reading and must pay the final bill and any/all liens before a closing letter will be issued.	New Closing Letter process as of Oct 16 2023: https://waukeganil.gov/CivicAlerts.aspx?AID=327
Westchester	Seller	No Transfer Tax – See Comments for fees	10300 Roosevelt Rd Westchester IL 60154	(708) 345-0020	\$150.00/trans as of 8-8-05 Final water reading; \$75.00 home inspection; original deed required; stamp. Also required by the recorder's office to record deed	www.westchester-il.org
West Chicago	Seller	No Transfer Tax – See Comments for fees	475 Main Street West Chicago IL 60185	(630) 293-2200	No Transfer Tax but there is Inspection Fee for a Deed Certification Stamp that is 11 cents per square foot or \$10 if the property is vacant – to the seller rev 10-09	www.westchicago.org Inspection Form: www.westchicago.org/transferstampform.htm
Wheaton Rev 8-13-13	Buyer	2.50/1000	303 W. Wesley Wheaton IL 60187	(630) 260-2027	Water bill must be paid; need copy of Illinois declaration; has local form; Buyer must complete application for utility services	www.wheaton.il.us
Wheeling		No Transfer Tax – See Comments for fees	255 W. Dundee Rd. Wheeling IL 60009	(847) 459-2600	Real estate transfer certificate required; must allow 7 business days to issue. As of 9-1-15 village requires original Deed to be submitted in order to purchase certificate.	http://vi.wheeling.il.us
Wilmette	Buyer	3.00/1000	1200 Wilmette Ave. Wilmette IL 60091	(847) 251-2700	Water bill and other invoices must be paid; has local form; ORD #88-0-27	www.wilmette.com

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Taxing District	Primary Liability	Amount of Tax	Address	Telephone	Comments	Link to Website
Woodridge	Seller	2.50/1000	5 Plaza Drive Woodridge IL 60517	(630) 852-7000	Water reading required; \$75 or average of last 2 bills deposit towards final water bill; deed and state declaration required; has local form; \$10 fee for exempt stamps	www.vil.woodridge.il.us Local Form: www.vil.woodridge.il.us/pdf/RE-TransferTaxDec.pdf
Worth	Seller	No Transfer Tax – See Comments for fees	7112 W. 111th St. Worth IL 60482	(708) 448-1181	No fee; need certificate of payment for water and sewer - \$20.00 fee	www.villageofworth.com