



TO: Alliant National Illinois Agents  
DATE: September 26, 2025  
SUBJECT: ***Property Located in Thornton Village, IL***

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Alliant National has been made aware that the Thornton Village Board of Trustees passed Ordinance No. 2025-012, establishing a requirement that a Certificate of Payment be obtained before deeds may be recorded in Cook County for all properties located in Thornton Village. The Certificate of Payment will confirm that all water service charges and other monetary obligations owed by the property owners to Thornton Village have been paid in full.

Effective immediately, please add the following requirement to all title commitments for properties located in Thornton Village:

The Company requires a Certificate of Payment be obtained from the Village of Thornton and recorded.

As always, please contact us with any questions or comments.

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# VILLAGE OF THORNTON

COOK COUNTY, ILLINOIS

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## ORDINANCE

NUMBER 2025-012

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AN ORDINANCE OF THE VILLAGE OF THORNTON ESTABLISHING THE ISSUANCE OF A  
CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY  
OBLIGATIONS OWED TO THE VILLAGE PRIOR TO TRANSFER OF REAL ESTATE

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MAXINE REYNOLDS, Village President  
NIKKI KATAKIS, Village Clerk

TRUSTEES

ROSEMARY CUNNINGHAM  
GINA GLASER  
ERNEST "BO" KAYE  
PHILLIP MIDDLEBROOKS  
DEBRA PISARZEWSKI  
MARTIN PRATSCHER

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ORDINANCE NUMBER 2025-012

**AN ORDINANCE OF THE VILLAGE OF THORNTON ESTABLISHING THE ISSUANCE OF A  
CERTIFICATE OF PAYMENT OF WATER SERVICE CHARGES AND OTHER MONETARY  
OBLIGATIONS OWED TO THE VILLAGE PRIOR TO TRANSFER OF REAL ESTATE**

**WHEREAS**, the Village of Thornton is a validly organized and existing Home Rule municipality within the purview of Article VII, Section 6(a) of the Illinois Constitution (1970), and the said Village, therefore, may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, persons within the Village bear the responsibility for payment of water service charges registered by their respective water meters and other outstanding monetary obligations owed to the Village; and

**WHEREAS**, transfers of real estate have occurred within the Village wherein certain persons have failed to pay for water service charges and other monetary obligations owed to the Village, thereby creating a financial burden on the Village which is ultimately passed through to Village residents and other entities that pay real estate taxes within the Village; and

**WHEREAS**, it is desirable for the Village to establish and maintain a mechanism to recapture unpaid water service charges, plus outstanding penalties for delinquent payments, if any, and other monetary obligations owed to the Village from persons who refuse to voluntarily pay such charges at the time these persons transfer real estate within the Village.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Thornton, Cook County, Illinois, as follows:

**SECTION 1:** The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**SECTION 2:** That Title 7 entitled "Building Regulations" is hereby amended by the addition of Chapter 12 which shall read as follows:

property maintenance charges and unpaid judgments or that the owner is otherwise in debt to the Village, no Certificate of Payment shall be issued. The applicant will be given a report in a form adopted by the Treasurer's Office which indicates any water charges, grass cutting charges, sewer charges, refuse charges, ambulance charges, property maintenance charges and unpaid judgments and/or debts owed by the owner to the Village. When, and if, the applicant has paid the debt noted on the report, he shall reapply for a Certificate of Payment.

**Sec. 7-12-2—Appeal of refusal to issue.**

- (a) Any person whose application for a Certificate of Payment has been denied may appeal to the Village Administrator and contest the findings contained on the report or request that the requirements of this Chapter be waived in his or her particular circumstances.
- (b) An appeal to the Village Administrator must be perfected by filing a notice of appeal with the Village Clerk. Such notice of appeal must be filed within ten (10) days from the date of issuance of the report denying the Certificate of Payment. The Village Administrator may grant a variance from the requirements of the Code only when the applicant can prove by a preponderance of the evidence that:
  - (1) Compliance with the requirements of the Code will place an extreme hardship on the applicant; or
  - (2) Physical conditions make compliance impossible.
- (c) The Village Administrator shall hold a hearing on the appeal within three (3) days of the filing of notice of appeal. It shall render a written decision at the close of the hearing or within seven (7) days of the close of the evidence, at the latest.
- (d) Appeal from the decision of the Village Administrator may be made to the President and Village Board of Trustees. Such notice of appeal must be filed within ten (10) days from the date of the decision of the Village Administrator. The Board shall select a reasonable time and place for the hearing of the appeal and give due notice thereof to the parties and shall render a decision on the appeal without unreasonable delay.

**SECTION 3:** That the Clerk of the Village of Thornton is authorized and directed to note the fact of the amendment hereby adopted in the Code.

**SECTION 4:** That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be and the same are hereby repealed.

**SECTION 5:** That this Ordinance shall be in full force and effect from and after its passage and approval by law.

**SECTION 6:** That this Ordinance is authorized to be published in pamphlet form.

ADOPTED, by the Village President and Board of Trustees of the Village of Thornton,  
Cook County, Illinois this 18<sup>th</sup> day of August 2025, pursuant to a roll call vote, as follows:

	YES	NO	ABSTAIN	ABSENT
CUNNINGHAM	1			
GLASER	✓			
KAYE	✓			
MIDDLEBROOKS	✓			
PISARZEWSKI	✓			
PRATSCHER	2			
VILLAGE PRESIDENT REYNOLDS				
TOTAL	6			

APPROVED by the Village President of the Village of Thornton, Cook County, Illinois  
This 18<sup>th</sup> day of August 2025.

*Maxine Reynolds*  
MAXINE REYNOLDS  
VILLAGE PRESIDENT

ATTEST:

*Nikki Kitakis*  
NIKKI KITAKIS  
VILLAGE CLERK