

Illinois Real Estate Lawyers Association

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IRELA
 Illinois Real Estate
 Lawyers Association

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Resources

Real Estate Related
 Links and More



The Only Bar
 Association
 Representing the
 Interests Solely of Real
 Estate Attorneys in
 Illinois



Multi-Board
 Residential Real
 Estate Contract 3.0

Real Estate Related Links

Governmental

Illinois Courts Official Web Site

Click to connect: www.state.il.us/court

The official Illinois Courts web site includes a wealth of information on the Illinois judiciary, the latest docket information, and opinions of the Illinois Appellate Courts and the Supreme Court. It presents general information about the entire court system in Illinois and includes Supreme Court and Appellate Court opinions from 1996 to the present. The site also includes a complete listing of Supreme Court Rules and portions of the Supreme Court Annual Report, Administrative Summary and Statistical Reports. Press and media announcements are also available. Supreme Court docket information includes a listing of cases which the Court has taken under advisement and are pending decision; a list of pending petitions for rehearing; and a list of the petitions for leave to appeal pending before the Court. It also contains the Illinois Supreme Courts schedule of oral arguments and oral argument calendars for each of the six Appellate Court districts. This comprehensive web site also includes numerous links under the "Judicial Links and Research" heading to bar associations (including IRELA), legal research sites, State of Illinois sites, State University sites, U. S. Government sites, and Illinois Circuit Courts Online.

Federal Deposit Insurance Corporation (FDIC)

Click to connect: www.fdic.gov

Banking law, federal regulations; FDIC publications, statistics on banks and banking, regulations and the quarterly Survey of Real Estate Trends.

Federal Housing Authority (FHA)

Click to connect: www.hud.gov

Information about buying and financing residential real estate using Federal Housing Administration insured mortgages, and about servicing these loans; includes RESPA statute and regulations, escrow accounting procedures, proposed and final HUD rules and regulations.

Federal Emergency Management Agency (FEMA)

Click to connect: www.fema.gov

Information on the national flood insurance program, disaster management and recovery and geographical mapping of flood/disaster zones. Includes forms library and information for filing flood/disaster claims.

Home Path

Click to connect: www.homepath.com

A FNMA site with information on buying and refinancing homes. Includes calculation directions for consumers to determine what home price they can afford and a glossary of mortgage and financing terms.

Dept. of Housing and Urban Development (HUD)

Click to connect: www.hud.gov/

Information about FHA insured mortgages, lending and servicing. Includes proposed and final HUD regulations and all mortgagee letters from 1976.

Veteran`s Administration (VA)

Click to connect: www.va.gov/

Veteran`s Administration guaranteed mortgages and programs; includes frequently asked questions about qualifying for VA guaranteed loans.

Cook County Assessor`s Office

Click to connect: www.assessor.co.cook.il.us

Information regarding assessments, locations, office hours and telephone numbers of assessors offices in Cook County. Taxpayers who have recently received notices of increased assessments due to triennial reassessment can check assessments of neighboring properties at this web site to check whether proposed assessment is in line with similar properties.

Cook County Treasurer`s Office

Click to connect: www.cookcountytreasurer.com

Pay current Cook County taxes online (through system established through Amalgamated Bank using funds on deposit with any bank). Check Cook County **tax payment status** online by entering the Permanent Index Number for a parcel. The site also contains a **database of probate estates** searchable by year, by names of probate cases, and, where available, by names of listed heirs setting forth amounts deposited with the Treasurer`s Office pursuant to probate court order, as well as instructions to potential heirs regarding how to file a claim. **Forms** such as Change of Address and Application for a Duplicate or Overpayment Refund are available for downloading. Also has general information regarding taxes in various languages.

Illinois Department of Nuclear Safety

Click to connect: <http://www.state.il.us/idns>

Information regarding radon testing and remediation requirements in Illinois, text of new radon rule promulgated by the state, as well as lists of current measurement and mitigation licensees authorized under recent regulations to perform radon services. Call IDNS at 1 (800) 325-1245 to verify licensure and individuals offering measurement services.

Quasi-Governmental

FannieMae

Click to connect: www.fanniemae.com

Information from FNMA, a private corporation with the National Housing Act as its "mission" and the largest source of home mortgage funds and secondary mortgage market to increase the availability and affordability of homes; Includes information for home buyers and lenders, and monthly newsletter discussing federal regulations relating to mortgages, and the text of guidelines and lender letters relating to servicing of mortgages.

FreddieMac

Click to connect: www.freddie.mac.com/

Information about purchasing and repackaging mortgages as securities for sale and investment; includes current and historical prime mortgage rate information, public

relations materials about the secondary mortgage market, and a listing of FreddieMac owned real estate for sale.

Miscellaneous Sources

Transfer Tax information

Click to connect: www.atgf.com/member/transferTax/default.asp

Helpful database maintained by Attorneys' Title Guaranty Fund (and provided as a service by ATG to the Illinois Real Estate Lawyers Association) on Transfer Taxes imposed by the State of Illinois, by Illinois counties, and by various Illinois municipalities which have passed transfer tax ordinances. Unless exempt, transfer tax stamps must first be purchased and affixed to a deed (or an Assignment of Beneficial Interest in a land trust) before the document can be recorded.

Home Buyers Guide

Click to connect: www.illinoislawyerfinder.com/publicinfo/buyingahome.html/

Helpful brochure produced by Illinois State Bar Association detailing steps in a real estate transaction, the importance of having an attorney in the transaction, the Real Estate Agent, Title Insurance, Pre-Closing Considerations, the Closing process, and special concerns relating to condominium, new construction, seller financing, and land trusts.

Law Journal EXTRA!

Click to connect: www.ljx.com

Current news and in-depth articles for practitioners in real estate. Includes analysis of current trends, collection of law firm memoranda on real estate topics, and links to related Internet sites. Click on the "practice areas" button at the home page.

Municipal Codes

Click to connect: www.spl.lib.wa.us

Published and maintained by the Seattle Public Library and designed to provide hyperlinks to all U.S. cities Municipal Codes; includes "Municipal Codes On-line" with links to actual text and annotations where available.

AllRegs

Click to connect: www.allregs.com

Database of current residential mortgage lending regulations and guidelines; includes a daily industry update and announcements from FNMA, FHLMC, GNMA, HUD and VA. Both free and fee-based services.

Fair Lending Guide Page

Click to connect: www.ffhsj.com

Maintained by the law firm of Fried, Frank, Harris Shriver & Jacobson to market their book "The Fair Lending Guide," covering the Fair Housing Act, Equal Credit Opportunity Act and Community Reinvestment Act; full text and archives of the Fair Lending Alert Newsletter and articles by FFJSK attorneys. At the FFJSK home page, click on "specialized pages".

International Real Estate Digest

Click to connect: www.ired.com

Comprehensive site relating to real estate, national/international/local, (remember, what is "local" to one person is "international" to someone else); includes daily news headlines from banking and real estate, featured columns such as "Ask the Lawyer" and "Environmental Law," with over 12,000 links to real-estate-related sites in 85 countries claimed.

Current Mortgage Information

Click to connect: www.ired.com

Current and statistical data relating to mortgage rates; daily and weekly rates, market trends and forecasts, home equity rates, ARM index rates, financial calculators and articles.

Owners.com

Click to connect: www.owners.com

Owners.com, formerly Abele Owners Network, is one of the largest national listing and information service of homes for sale by-owner (FSBO). It has recently launched completely re-designed and expanded version of its online real estate service. The re-launch incorporates an entirely new interactive flowchart of the real estate transaction, new mortgage/buyer tools, and personalization designed for consumers working alone or with a Realtor. New online tools include a Loan Center, Closing Services Center, and a Personal Finance Center. The site has received numerous awards, including being named "the best for-sale-by-owner network" by The Wall Street Journal, and being featured as one of PC Magazines "Top 100 Web Sites" 8/97, 11/97, 3/98. For those selling their homes by owner, Owners.com is a powerful marketing and information resource.

For Sale By Owner Connection

Click to connect: www.crocker.com/byowner

For Sale By Owner Connection provides helpful information to buyers and sellers. There are extensive property listings to browse through, complete with photographs and contact information. There is also a glossary of real-estate terms and a helpful series of articles about selling property, covering topics like hiring a lawyer, having an open house, and advertising the property. (Cost: Free to browse; sellers can advertise a home for \$79 until it sells (up to one year).)

Discussion Groups

Real Estate Internet Talk Soup

Click to connect:www.tax.org

Newsletter and discussion forum relating to real estate tax issues and development maintained by Tax Analysts, a non-profit organization; includes archived newsletters and directions for subscribing. At the home page, click on the "discussion groups" entry and scroll for the real estate group sign-up.

DIRT

Largest real-estate-law discussion group on the Internet, maintained by Prof. Patrick Randolph of the University of Missouri Law School; includes a daily case note offered for discussion by e-mail. To subscribe send message "subscribe" to dirt-request@cctr.mke.edu.

Links Relating to Inspection and Environmental Issues

American Society of Home Inspectors

Click to connect: www.ashi.com

Web site maintained by national organization providing information on home inspectors. Includes a searchable database to find a local ASHI inspector.

Global Development Resources

Click to connect: www.gdrinternational.com



Helpful web site maintained by GDR, a global environment and development firm delivering comprehensive solutions to challenging problems for government, industry, and owners of real property. GDR focuses specifically on environmentally impacted areas, commonly known as "brownfields," and offers an integrated operation for advanced remediation and property redevelopment.

Other Links

Illinois State Bar Association

Click to connect: www.illinoisbar.org

Comprehensive site including access to Illinois statutes, public acts, and bills made available on the Net by the Illinois General Assembly. Also, information regarding developments of interest to Illinois lawyers, including updates regarding individual ISBA sections and newsletters. Includes a Legislative Alert E-mail list and a special Illinois Case Update service to allow attorneys to keep abreast of cases pending before Illinois courts and to keep track of legislative developments. The Real Estate Section portion of the web site includes many links to real-estate related web sites.

DuPage County Bar Association

Click to connect: www.dcba.org

The legal link to DuPage County and the 18th Judicial circuit. Includes many helpful links to valuable legal resources. The Real Estate Law Committee of this association is particularly active.

Illinois Institute of Continuing Education (IICLE)

Click to connect: www.iicle.com

Topics regarding continuing legal education opportunities; includes monthly "bullet point" updates ("Flashpoints") in real estate and other specific areas of law contributed by recognized practitioners.

Illinois Association of Realtors

Click to connect: www.illinoisrealtor.org

State Board of Realtors web site with property search information, real estate-related links, including state and federal government links, industry and financial links, and links to local realtors associations throughout Illinois.

Northwest Association of Realtors

Click to connect: www.nwar.com

Board of Realtors web site for Northwest Association of Realtors based in the suburban area northwest of Chicago with comprehensive information for sellers, buyers, and agents and links to various real estate-related sites, including governmental, industry, and financial sites. Includes lists of radon Measurement and Mitigation professionals licensed by the Illinois Department of Nuclear Safety (click on "real estate links" and then select "service links").

North Shore - Barrington Association of REALTORS

Click to connect: www.nsbr.com

Board of Realtors web site with lots of general information for sellers, buyers, and agents. Includes forms, information and data regarding continuing education opportunities.

Office of Banks and Real Estate

Click to connect: www.obre.state.il.us

Web site of the Illinois state agency charged with the responsibility of overseeing the operation of banks in Illinois and the administration and enforcement of the Illinois Real Estate License Act of 1983, the Time Share Act and the Land Sales Registration Act of 1989. A sub-agency, the Bureau of Real Estate Professions, seeks to protect the interests of the public while providing service to the real estate and real estate appraisal industries. The site includes the texts of applicable laws and other helpful regulatory information of interest to those involved in real estate, as well as mortgage banking and real estate professions complaint forms. (For a complaint form developed by IRELA for use in connection with the failure of a lender to have funds timely wired to a closing, click on the "Members" link on the top navigation bar.)

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