

**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER  
421 NORTH COUNTY FARM ROAD  
WHEATON, IL 60187

(630)407-5400



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
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**RECORDING COVER PAGE**



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WHEATON SANITARY DISTRICT  
P.O. BOX 626  
WHEATON IL 60187-0626

ORDINANCE NO. 600

ORDINANCE REQUIRING PAYMENT OF USER CHARGES  
AND CONNECTION PERMIT FEES UPON TRANSFER OF PROPERTY

Wheaton Sanitary District  
DuPage County, Illinois

Whereas, in lieu of paying the District's costs of operating a waste water treatment facility via ad valorem real estate taxes, the District, pursuant to its Ordinance No. 582, as from time to time amended, assesses a user charge to users of District facilities; and

Whereas, the District, pursuant to its Ordinance No. 586, as from time to time amended, charges a connection permit fee for connections to the District's facilities; and

Whereas, from time to time there are transfers of interests in real estate or changes in use of real estate where user charges and/or connection permit fees have not been paid; and

Whereas, it is fair and reasonable that all users of the District's facilities pay their prorata share of user charges and connection permit fees.

Now, therefore, it is ordained by the District's Board of Trustees as follows:

Section 1. No person shall sell, transfer or otherwise convey title to or beneficial interest in any real estate to which the District provides wastewater treatment without first having requested and obtained from the District a Closing Letter pursuant to this Ordinance No. 600 and pursuant to the applicable provisions of Ordinance No. 582 and/or Ordinance No. 586.

Section 2. The District's Closing Letter will provide the status of payment of user charges and, if applicable, the status of payment of connection permit fees.

Section 3. A request for the District's Closing Letter may be made by either the seller/transferor/assignor or by the buyer/transferee/assignee. In any case, the District's Closing Letter shall be provided to all parties to the transaction and to the title insurance company.

Section 4. With respect to a unit which is a townhouse, condominium unit or cooperative apartment that does not have separate sewer service billing for the unit, the District's Closing Letter will be issued when all charges have been paid in full by the homeowner's association or other similar entity or organization responsible for the payment of charges on behalf of individual unit owners.

Section 5. With respect to all users other than single family residences, the request for a Closing Letter shall state the intended use of the real estate. If the intended use of the real estate is

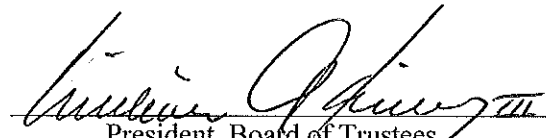
different from the current use, or where no valid connection permit exists, an application for a connection permit shall be submitted followed by payment of the applicable connection permit fee.

Section 6. Properties which are subject to the requirements of this Ordinance are listed on the attached Exhibit A.

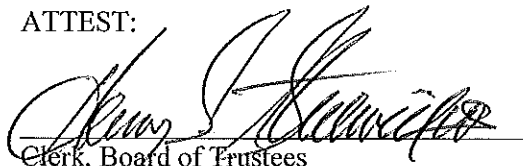
Section 7. The District has a lien on all such properties for unpaid user charges and unpaid connection permit fees.

Section 8. The District intends that the District's Closing Letter may be relied upon by buyers and other transferees/assignees of interests in real estate and by title insurance companies to waive District liens or claims for user charges or connection permit fees.

Section 9. This Ordinance is effective September 9, 2015.

  
President, Board of Trustees  
Wheaton Sanitary District

ATTEST:

  
Clerk, Board of Trustees  
Wheaton Sanitary District

Wheaton Sanitary District  
PO Box 626  
1 S 649 Shaffner Road  
Wheaton, IL 60187-0626  
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**NOTICE OF REQUIREMENT TO OBTAIN  
WHEATON SANITARY DISTRICT CLOSING LETTER**



(AND NOTICE OF LIEN FOR UNPAID USER CHARGES AND CONNECTION PERMIT FEES)



NOTICE IS HEREBY GIVEN OF THE REQUIREMENT TO OBTAIN FROM THE WHEATON SANITARY DISTRICT A CLOSING LETTER AS STATED IN THE ATTACHED ORDINANCE NO. 600.

THE DISTRICT CLAIMS A LIEN FOR UNPAID USER CHARGES AND CONNECTION PERMIT FEES.

THE PROPERTIES SUBJECT TO THIS NOTICE ARE DESCRIBED IN EXHIBIT A WHICH IS ATTACHED TO ORDINANCE NO. 600.

This instrument prepared by and mail to:

WHEATON SANITARY DISTRICT  
P. O. BOX 626  
WHEATON IL 60187-0626