

ESCROW ACCOUNT AGREEMENT – MADISON COUNTY, ILLINOIS
Regarding Prepaid Escrow of Recording Fees

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the Madison County Recorder of Deeds, 157 N. Main Street, Room 211, Edwardsville, Illinois, 62025 (*herein after referred to as the “Recorder”*) and

_____ whose address is _____ (*herein after referred to as the “User”*)

NOW, THEREFORE, for and in consideration of the mutual undertakings and agreements contained herein, the receipt and sufficiency of which is acknowledged by each party for itself, the parties agree as follows:

1. Terms

The term of this Agreement shall be from the execution date until termination with yearly renewal occurring automatically. Modifications to the escrow recording service must be made by a new Escrow Account Agreement. Termination of service must be made in writing. Refunds of escrow account balances must be submitted in writing to the Recorder’s office and will be processed in compliance with Madison County’s refund process.

2. User’s Responsibilities

All Users will be required to sign up for a Laredo Connect Profile within ten (10) days of their account establishment. Failure to create the Laredo Connect profile could result in a temporary interruption of service.

<https://connect.laredoanythwere.com/ChequeHome/ChequePublic,WebSite/#login>

- User agrees to maintain a positive balance to record documents and understands, if account balance is insufficient to cover recording costs, the documents submitted will be rejected and incur a rejection fee. User also understands documents submitted for recording will not be held waiting for a check to replenish escrow account.
- Payments should be made on-line through the Laredo Connect Account Management site or checks can be made out to the Madison County Recorder and mailed or brought in. Checks must reach the Recorder’s office before a negative balance occurs to prevent rejection of documents.

3. Severability

If any part, portion or provision of this Agreement shall be found or declared null, void, or unenforceable for any reason whatsoever by any court of competent jurisdiction or any governmental authority having authority there over, only such part, portion, or provision shall be affected thereby and all other parts, portions and provisions of this Agreement shall remain in full force and effect.

4. User’s Warranty

User warrants that it has complied with all necessary requirements to do business in the State of Illinois, that the person/s executing this Agreement on its behalf are authorized to do so, and, if a

