



Angela L. Hammer  
Legal Director  
Department of Law

## MEMORANDUM

Date: May 11, 2026

To: Ald. Kevin Frost, Chair, Finance & Personnel Committee

From: Charlotte Hoss, City Attorney

RE: Trustee Property Lien Waivers

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Staff is recommending the release of liens totaling \$35,635.15 on 5 properties formerly owned by the Winnebago County Trustee. All of these liens were incurred when Dennis Ballinger as Trustee owned the properties, prior to the change in Trustee to Region 1 Planning Council. This recommendation is consistent with a past practice of releasing liens incurred prior to Region 1 taking over as Trustee and assists in getting the parcels back on the tax rolls.

### **205 N. Hinkley Ave. 11-22-129-016**

Owner: Christina Thornrose

Tax Deed to Trustee: 10/25/2012

Deed to Owner: 3/20/2026

Liens:

12/21/2018 **20181037120** \$308.00 (clean up)  
03/16/2017 **20171007916** \$1,029.00 (mowing)  
03/16/2017 **20171007915** \$1,029.00 (mowing)  
12/07/2016 **20161037721** \$319.00 (mowing)  
07/06/2016 **20161019345** \$182.00 (mowing)  
12/10/2015 **20151038633** \$184.00 (mowing)  
10/26/2015 **20151033806** \$184.00 (mowing)  
10/26/2015 **20151033505** \$184.00 (mowing)  
11/05/2014 **20141035354** \$320.75 (mowing)  
01/30/2014 **20141003802** \$309.75 (mowing)  
01/02/2014 **20141000135** \$166.75 (mowing)  
02/06/2013 **20131005730** \$299.75 (mowing)

Total Amount: \$4,516.00

### **709 Lee St. 11-22-229-008**

Owner: Todd Orr

Tax Deed to Trustee: 7/24/2008

Deed to Owner: 9/8/2009

Liens:

06/05/2009 **200900929276** \$10,041.19 (demolition)



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04/09/2009 **200900918824** \$166.75 (mowing)  
01/06/2009 **200900900779** \$240.75 (clean up)  
01/06/2009 **200900900682** \$166.75 (mowing)  
12/18/2008 **200800856848** \$688.19 (Nicor disconnect)

Total Amount: \$11,303.63

**2143 S. 4<sup>th</sup> St. 11-35-401-016**

Owner: Ryan Curtis  
Tax Deed to Trustee: 7/13/2016  
Deed to Owner: 12/6/2021  
Liens:  
05/11/2017 **20171014311** \$7,033.79 (demolition)  
09/02/2016 **20161026947** \$182.00 (mowing)

Total Amount: \$7,215.79

**517 Island Ave. 11-27-451-030**

Owner: Beverly Johnson  
Tax Deed to Trustee: 9/17/2014  
Deed to Owner: 6/3/2015  
Liens:  
06/12/2015 **20151017781** \$765.75 (demolition)  
01/30/2015 **20151003153** \$7,109.73 (demolition)  
01/16/2015 **20151001781** \$188.75 (mowing)  
10/20/2014 **20141032851** \$340.75 (mowing)

Total Amount: \$8,404.98

**5XX Foster Ave. 11-21-404-013**

Owner: Earl Jarrett  
Tax Deed to Trustee: 9/17/2014  
Closing: 4/14/2026  
Liens:  
03/16/2017 **20171007707** \$1,029.00 (mowing)  
03/16/2017 **20171007706** \$1,029.00 (mowing)  
12/07/2016 **20161037669** \$987.00 (mowing)  
12/07/2016 **20161037668** \$987.00 (mowing)  
02/06/2013 **20131005672** \$162.75 (mowing)

Total Amount: \$4,194.75

**COMMITTEE REPORT**

**TO THE CITY COUNCIL OF THE CITY OF ROCKFORD:**

Council Members:

The Committee on Finance and Personnel having received a request hereby begs leave to report recommending **approval** of release of Liens in the total amount of \$35,635.15 to facilitate the sale of the Winnebago County Trustee properties located at 205 N. Hinkley Avenue (PIN: 11-22-129-016), 709 Lee Street (PIN: 11-22-229-008), 2143 South 4th Street (PIN: 11-35-401-016), 517 Island Avenue (PIN: 11-27-451-030), and 5XX Foster Avenue (PIN: 11-21-404-013). The Legal Director shall prepare the appropriate ordinance.

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Kevin Frost (Chair)

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Jonathan Logemann (Vice chair)

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Frank Beach

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Dawn Granath

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Chad Tuneberg

Committee Action Taken:

Frost:	Ayes:___	Nays:___	Absent:___
Logemann:	Ayes:___	Nays:___	Absent:___
Beach:	Ayes:___	Nays:___	Absent:___
Granath:	Ayes:___	Nays:___	Absent:___
Tuneberg:	Ayes:___	Nays:___	Absent:___