



Angela L. Hammer  
Legal Director  
Department of Law

## MEMORANDUM

Date: April 13, 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 on 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.

### **3617 Preston St. 11-20-428-016**

Buyer: Tretara Flowers

Owner: Winnebago County Trustee

Tax Deed to Trustee: 04/14/2015

Liens:

12/19/2017	20171040664	\$8,392.00	(Demolition)
03/16/2017	20171008076	\$367.00	(Mowing)
12/06/2016	20161037470	\$533.00	(Mowing)
09/02/2016	20161027082	\$201.00	(Mowing)
09/02/2016	20161026921	\$201.00	(Mowing)
10/26/2015	20151033475	\$182.00	(Mowing)

Total Amount: \$9,876.00

### **2916 Custer Ave. 11-15-209-009**

Owner: Ryan Curtis

Tax Deed to Trustee: 07/13/2016

Liens:

05/11/2017	20171014301	\$1,636.95	(Demolition)
12/22/2016	20161039749	\$8,780.28	(Demolition)

Total Amount: \$10,417.23

**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 the release of Liens in the total amount of \$20,293.23 to facilitate the sale of the Winnebago County Trustee properties located at 3617 Preston Street (PIN: 11-20-428-016) and 2916 Custer Avenue (PIN: 11-15-209-009). 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:___