

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 5. The Code of Civil Procedure is amended by  
5 changing Section 15-1401.1 as follows:

6 (735 ILCS 5/15-1401.1)

7 Sec. 15-1401.1. Short sale in foreclosure.

8 (a) As used in ~~For purposes of~~ this Section:<sup>7</sup>

9 "Certified community development financial institution"  
10 means a community development financial institution that is  
11 certified by the Community Development Financial Institutions  
12 Fund in the U.S. Department of Treasury under 12 U.S.C. 4701 et  
13 seq.

14 "Short ~~short~~ sale" means the sale of real estate that is  
15 subject to a mortgage for an amount that is less than the  
16 amount owed to the mortgagee on the outstanding mortgage note.

17 "Residential property" means real property on which there  
18 is a dwelling unit with accommodations for 4 or fewer separate  
19 households and occupied, or to be occupied, in whole or in  
20 part, by the mortgagor; however:

21 (i) "residential property" is limited to the primary  
22 residence of a person;

23 (ii) "residential property" does not include an

1 investment property or residence other than a primary  
2 residence; and

3 (iii) "residential property" does not include  
4 residential property taken in whole or in part as  
5 collateral for a commercial loan.

6 (b) In a foreclosure of residential real estate, if (i) the  
7 mortgagor presents to the mortgagee a bona fide written offer  
8 from a third party to purchase the property that is the subject  
9 of the foreclosure proceeding, (ii) the written offer to  
10 purchase is for an amount which constitutes a short sale of the  
11 property, and (iii) the mortgagor makes a written request to  
12 the mortgagee to approve the sale on the terms of the offer to  
13 purchase, the mortgagee must respond to the mortgagor within 90  
14 days after receipt of the written offer and written request.

15 (c) The mortgagee shall determine whether to accept the  
16 mortgagor's short sale offer. Failure to accept the offer shall  
17 not impair or abrogate in any way the rights of the mortgagee  
18 or affect the status of the foreclosure proceedings. The 90-day  
19 period shall not operate as a stay of the proceedings.

20 (d) If an offer to purchase either a mortgage or  
21 residential property is made by an entity with a tax-exempt  
22 filing status under Section 501(c)(3) of the Internal Revenue  
23 Code for the purpose of reselling that mortgage or residential  
24 property to the mortgagor, and financing for the repurchase  
25 will be provided by a certified community development financial  
26 institution, an affidavit, statement, agreement, or addendum

1 limiting ownership or occupancy of the residential property by  
2 the mortgagor shall not provide a basis to avoid a sale or  
3 transfer, nor is it enforceable against the acquiring entity or  
4 any real estate broker, mortgagor, or settlement agent named in  
5 the affidavit, statement, agreement, or addendum. At the time  
6 of the offer, the following disclosures shall be made to the  
7 mortgagee by the mortgagor in connection with any purchase or  
8 sale under this subsection: (i) the entity seeking to purchase  
9 shall disclose its tax-exempt status; (ii) the entity that will  
10 finance the sale following the purchase shall disclose its  
11 status as a certified community development financial  
12 institution; and (iii) the disclosure shall state whether the  
13 residential property is to be sold back to the mortgagor. Upon  
14 request by the mortgagee, a certified community development  
15 financial institution shall provide documentation evidencing  
16 its current certification status. Nothing in this subsection  
17 shall impair, abrogate, or abridge in any manner the rights of  
18 the mortgagee pursuant to subsection (c) to accept or reject an  
19 offer to purchase either a mortgage or residential property,  
20 nor shall it give rise to a cause of action.

21 (Source: P.A. 97-666, eff. 1-13-12.)

22 Section 99. Effective date. This Act takes effect upon  
23 becoming law.