



97TH GENERAL ASSEMBLY

State of Illinois

2011 and 2012

HB5339

Introduced 2/8/2012, by Rep. Karen May

SYNOPSIS AS INTRODUCED:

735 ILCS 5/15-1707 new

Amends the Code of Civil Procedure. Provides that, if foreclosure proceedings for a residential building have been commenced, it is the responsibility of the mortgagee, judgment creditor, or other lien holder instituting the proceedings to take adequate steps to prevent frozen pipes and to take reasonable steps to secure the property and protect it against loss or damage due to acts of God or the conduct of third parties. Effective immediately.

LRB097 18900 AJ0 64138 b

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 adding
5 Section 15-1707 as follows:

6 (735 ILCS 5/15-1707 new)

7 Sec. 15-1707. Foreclosures; maintaining property. If
8 foreclosure proceedings for a residential building have been
9 commenced, it is the responsibility of the mortgagee, judgment
10 creditor, or other lien holder instituting the proceedings to
11 take adequate steps to prevent frozen pipes and to take
12 reasonable steps to secure the property and protect it against
13 loss or damage due to acts of God or the conduct of third
14 parties.

15 Section 99. Effective date. This Act takes effect upon
16 becoming law.