

Archives Dept. (1764-1930)
Cashier Dept.
Imaging/Microfilm Dept.
Land Records Dept. (1931-Present)
Marriage License Dept. (1931-Present)
Vital Records Services (Birth/Death)

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City Recorder Issues Consumer Alert On Deed Copy Service

A Northbrook, Illinois based company is again targeting St. Louis City homeowners with an offer to provide copies of their deeds at prices far surpassing the cost when purchased from City Hall. See attached letter.

The Recorders Association of Missouri and Recorders across Missouri issued consumer warnings last spring regarding mailings by National Deed Service, Inc. to provide deed copies at \$59.50 apiece, according to St. Louis City Recorder of Deeds Sharon Quigley Carpenter.

"We thought the company had gone away. Instead, it merely increased the price to \$69.50," said Carpenter.

Last week, homeowners in zip code zone 63109, with deeds recorded in 2005, began contacting Carpenter's office about the mailing and this week inquiries are coming in from across the City.

As in the spring mailings, the company's letter includes, "The U.S. Government Federal Citizen Information Center website recommends that property owners should have an official or certified copy of their deed. If you don't already have this important document, you may obtain one now. This document provides evidence that your property was transferred to you."

"The letter scared some people. But Show Me attitude trumps fear and they called us to ask questions," said Carpenter.

"What we tell them is you don't need a certified copy of your deed at home. County recorders function as the safe deposit box for those records. You or your lawyer obtains a copy when needed, such as for posting bond or during a divorce. No one with a badge is going to come knocking on your door demanding proof you own your home."

Carpenter said most, but not all, quit claim deed copies are \$5.00 and general warranty deed copies are \$7.00, with the fee charged by National Deed Service being a mark-up of 1290% to 893%.

"Our walk-in deed copy service generally takes a couple of minutes. Our response to mailed-in copy requests is same day or next day. National Deed Service admits on its website that its turnaround for copies is 30-60 days."

National Deed Service Inc. and its owner, Barry J. Isaacson, a real estate broker, also have done business under the names Illinois Deed Provider Inc., Nevada Deed Provider Inc., California Record Retrieval Inc., and Florida Record Retrieval Inc.

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