

## If I enroll this year, must I enroll every year?

No. The program is flexible. A homeowner may choose to apply or not to apply in future years.

## How do I obtain an application?

Applications are available at the Cook County Treasurer's Office and at [cookcountytreasurer.com](http://cookcountytreasurer.com) after January 1 through the March 1 application deadline. The application package includes:

- Cook County Treasurer Letter and Information
- Form IL-1017 Application for Deferral of Real Estate/Special Assessment Taxes for Tax Year 2025
- Form IL-1018 Real Estate/Special Assessment Tax Deferral and Recovery Agreement for Tax Year 2025
- Illinois Department of Revenue Senior Citizens Real Estate Tax Deferral Program Brochure

**REMINDER:** Applications must be received on or before March 1 of the year the taxes otherwise would be paid. State law forbids extensions of time.

Print these applications, follow all instructions, and mail them to:

**Attn: Senior Deferral Department**  
**118 N. Clark Street – Room 112**  
**Chicago, IL 60602**

## What if I have a question?

- Visit [cookcountytreasurer.com](http://cookcountytreasurer.com) and select "Contact Us by Email"
- Call 312.443.5100

**MARIA PAPPAS**  
COOK COUNTY TREASURER



# The Senior Citizen Real Estate Tax Deferral Program



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# **The Senior Citizen Real Estate Tax Deferral program is a tax-relief program that works like a loan.**

- It allows qualified seniors to defer a maximum of \$7,500 per tax year on their primary home  
(This includes the 1st and 2nd installments)
- The loan from the State of Illinois is paid back when the property is sold, or upon the death of the participant

## **Who Qualifies?**

Participants must:

- Be homeowners who are at least 65 years of age by June 1 of the year in which the applications are made
- If they are surviving spouses of previously approved applicants, be at least 55 years of age within six months of the taxpayer's death
- Have household income of \$75,000 or less
- Have owned and occupied the qualifying property for at least the last three years
- Have fire or casualty insurance coverage for the qualifying property in an amount not less than the amount of the taxes being deferred
- Not owe outstanding property taxes or special assessments
- Have written approval from the spouse, if filing jointly, or Trustee, if the property is held in a qualifying Trust, to participate in the program

## **How much will it cost?**

3% simple interest per year payable upon death, or at the time the home is transferred to a new owner or sooner, if the participant chooses to pay off the senior-deferral loan.

## **How much tax can be deferred?**

The maximum annual property tax deferral shall not exceed \$7,500 per year.

- For example, a taxpayer with an annual tax bill of \$7,700 will only be able to defer \$7,500
- It will be the taxpayer's responsibility to pay the remaining \$200 to the Cook County Treasurer's Office

Late payments are assessed interest of 0.75 % per month until paid in full.

## **What if there is a mortgage?**

Although written approval from your mortgage lender is not required in order to qualify for the program, you should advise your mortgage lender of your intention to participate in the program and confirm that your participation will not violate any terms of your mortgage agreement.

The recommendation is the same if you have entered into a "reverse-mortgage" agreement.

## **What if my property is in a Trust?**

To qualify, the property must be held in an Illinois Land Trust with the applicant or the applicant and spouse identified as the sole beneficiary(s) of the Trust.

- All applicants must submit both the Trust Agreement and the Deed in Trust
- The Trustee (the bank or trust company) and homeowner must both sign Form IL-1017
- Senior citizens with a property held in a trust should begin the application process as early as possible