

COVID-19 Emergency Orders Affecting Real Estate Illinois

Last updated April 3, 2020

MORTGAGE ENFORCEMENT LIMITATIONS

- No specific official action has been enacted at the state level in Illinois or at the county level in Cook County or at the city level in Chicago that would limit mortgage enforcement actions within their respective jurisdictions except for any impact to enforcement actions that may be caused as a result of any limitations on access to court houses based on COVID-19 considerations.

LANDLORD/TENANT ENFORCEMENT LIMITATIONS

March 21, 2020 - State of Illinois – Office of the Governor Executive Order 2020-10:

- Local government units across the state cease enforcement of orders of evictions for residential premises for the duration of the Gubernatorial Disaster Proclamation (see below).

<https://www2.illinois.gov/Pages/Executive-Orders/ExecutiveOrder2020-10.aspx>

March 14, 2020 – Cook County – Court-Ordered Evictions Suspended

- Cook County Sheriff's Office suspended all court-ordered evictions for Thirty Days (March 14, 2020 through April 13, 2020).

<https://www.cookcountysheriff.org/swap-precautions/>

March 13, 2020 – Cook County – Chief Judge Evans Postponement Announcement

- Many criminal and civil cases in the Circuit Court of Cook County will be postponed for a 30-day period starting March 17 - **no orders for evictions or foreclosures will be entered during the 30 day period.**

<http://www.cookcountycourt.org/HOME/INFORMATIONREGARDINGCORONAVIRUS.aspx>

NON-ESSENTIAL BUSINESS RESTRICTIONS / SHELTER IN PLACE ORDERS

April 1, 2020 – State of Illinois – Office of the Governor Executive Order 2020-18:

- An extension of the state's disaster proclamation, requiring individuals to stay at home or their place of residence for an additional 30 days. Individuals may still leave their homes for essential activities and operations.

<https://www2.illinois.gov/Pages/Executive-Orders/ExecutiveOrder2020-18.aspx>

March 23, 2020 - State of Illinois – Office of the Governor Executive Order 2020-11:

- Individuals may leave their residence to work for or obtain Human Services Operations, such as adoption agencies, long-term care facilities, and residential settings for individuals with disabilities and day care centers for children of essential employees.

<https://www2.illinois.gov/Pages/Executive-Orders/ExecutiveOrder2020-11.aspx>

March 21, 2020 - State of Illinois – Office of the Governor Executive Order 2020-10:

- All individuals must stay at home, with exceptions for essential activities, essential government functions, and essential business and operations. Business can continue with employees working from home. Local government units across the state must halt all evictions, and gatherings of more than 10 people are prohibited.

<https://www2.illinois.gov/Pages/Executive-Orders/ExecutiveOrder2020-10.aspx>

March 16, 2020 - State of Illinois – Office of the Governor Executive Order 2020-7:

- Beginning March 16 at 9 p.m., bars and restaurants must suspend on-premises consumption, but are permitted to continue delivery service, drive-through and curbside pick-up. Gatherings of 50 or more people are prohibited.

<https://www2.illinois.gov/Pages/Executive-Orders/ExecutiveOrder2020-07.aspx>

March 9, 2020 - State of Illinois – Gubernatorial Disaster Proclamation:

- This proclamation will assist Illinois agencies in coordinating State and Federal resources to support local governments in preparation for any action that may be necessary related to the potential impact of COVID-19 in the State of Illinois (remains in effect for 30 days unless otherwise extended).

<https://www2.illinois.gov/sites/gov/Documents/APPROVED%20-%20Coronavirus%20Disaster%20Proc%20WORD.pdf>

EMERGENCY RELIEF FUNDS

March 27, 2020 (Applications Available) - State of Illinois – Illinois Small Business Emergency Loan Fund:

- Fund that will support low-interest loans of up to \$50,000 for small businesses in every industry—businesses with fewer than 50 employees and less than 3 million in revenue in 2019 will be eligible.

<https://www2.illinois.gov/dceo/SmallBizAssistance/Pages/IllinoisSmallBusinessEmergencyLoanFund.aspx>