

ORDINANCE NO. 70820

**BOARD BILL NO. 73AA INTRODUCED BY: ALDERWOMAN HOWARD,
CO-SPONSOR ALDERWOMAN MURPHY/ALDERWOMAN INGRASSIA**

1 An ordinance pertaining to conveyances of title and the recording of such transfer with
2 the Recorder of Deeds; amending Section Three of Ordinance 56141, approved on March 23,
3 1972, and Ordinance 65038, approved on August 9, 2000, by removing the requirement of the
4 signature of the grantee on deeds issued by the Sheriff of the City of St. Louis pursuant to
5 court order.

6 **WHEREAS**, when parcels of land in the City are sold at auction by the Sheriff of the
7 City of St. Louis to recapture delinquent real estate taxes, some tax sale purchasers are
8 dilatory in signing as grantee the Sheriff's Deeds issued pursuant to court order; and

9 **WHEREAS**, in these cases, the intended capture of delinquent taxes is thwarted,
10 because the auction bid amount remains with the Sheriff and is not provided to the Collector
11 of Revenue for proper distribution to the taxing authorities; and

12 **WHEREAS**, when Sheriff's Deeds are not signed and therefore are not recorded, the
13 correct owner of City property cannot easily be determined to enforce the City's ordinances
14 and to collect future taxes; and

15 **WHEREAS**, the Deeds Law, originally enacted in 1972, was designed to prevent
16 fraudulent transfers to straw parties; and

17 **WHEREAS**, deeds prepared by the Sheriff pursuant to court order fall outside of the
18 intent of the Deeds Law.

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20 **BE IT ORDAINED BY THE CITY OF ST. LOUIS:**

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1 **SECTION ONE. Section Three of Ordinance 56141, approved on March 23, 1972, is**
2 **hereby amended to read as follows:**

3 **Section Three. Requirements for deeds.**

4 **In addition to all other requirements prescribed by law, all deeds or other**
5 **conveyances of lands situated in the city, or of any estate or interest therein, including**
6 **all warranty deeds (general or special), quitclaim deeds, and deeds of trust, but**
7 **excluding all easements and rights-of-way:**

8 **A. Shall contain the residence address of the grantor; and**

9 **B. Shall be subscribed by all of the grantees thereof (excluding, in the case of**
10 **deeds of trust, all lenders and trustees), or by their lawful agents, which**
11 **subscription shall be acknowledged or proved and certified, all in the same**
12 **manner as is prescribed by law for the subscription by the grantor and the**
13 **acknowledgement or proof and certification thereof. Where a deed conveys a**
14 **life estate and a remainder, only the subscription of the life tenant shall be**
15 **required. Where a deed is issued by the Sheriff of the City of St. Louis**
16 **pursuant to a court order in a land tax matter, no grantee subscription shall**
17 **be required.**

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