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| --- |
| *This space is reserved for Recorder’s use only.* |

**Illinois General Warranty Deed**

|  |  |
| --- | --- |
| State of | Illinois |
| County of | [COUNTY] |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of | | | | | | | |
| [DOLLAR TEXT] | | | US Dollars ($ | | [DOLLAR NUMERICAL] | | ) in hand, paid to |
| [GRANTOR NAME] | | | , | [GRANTOR TYPE] | | | |
| with an address of | [GRANTOR ADDRESS] | | | | | | |
| (the “Grantor” or “Grantors”), does/do hereby grant, bargain, and sell, and convey and confirm to | | | | | | | |
| [GRANTEE NAME] | | | , | [GRANTEE TYPE] | | | |
| with an address of | [GRANTEE ADDRESS] | | | | | | |
| (the “Grantee” or Grantees”), its successors and assigns the following-described real property, | | | | | | | |
| lying, being and situated in | | [COUNTY] | | | | County, Illinois, to wit: | |

**A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.**

|  |  |
| --- | --- |
| Tax Parcel ID Number | [TAX PARCEL ID NUMBER] |

The property identified herein  is **-OR-**  is not registered as the homestead of the Grantor(s), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

|  |  |
| --- | --- |
| Until amended, tax information shall be sent to: | |
| Name: | [NAME] |
| Address: | [ADDRESS] |

|  |  |
| --- | --- |
| This instrument was prepared by: | |
| Name: | [NAME] |
| Address: | [ADDRESS] |

|  |  |
| --- | --- |
| After recording, return to: | |
| Name: | [NAME] |
| Address: | [ADDRESS] |

**SUBJECT TO:** easements, restrictions, reservations, and other agreements and matters of record, if any.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year [YEAR] and thereafter.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this instrument as of the date hereinunder.

|  |  |  |  |
| --- | --- | --- | --- |
| Grantor Signature: |  | Date: |  |
| Printed Name: | [GRANTOR 1 NAME] |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Grantor Signature: |  | Date: |  |
| Printed Name: | [GRANTOR 2 NAME] |  |  |

**NOTARY ACKNOWLEDGMENT**

|  |
| --- |
| A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. |

|  |  |
| --- | --- |
| State of Illinois | ) |

|  |  |  |
| --- | --- | --- |
| County of |  | ) |

On \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(insert name and title of the officer), personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(seller’s name) and witnesses \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (first witness) and

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (second witness), who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument as their free and voluntary act.

I certify under PENALTY OF PERJURY under the laws of the state of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

|  |  |
| --- | --- |
| Signature |  |

|  |  |  |
| --- | --- | --- |
| Printed Name |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| My Commission Expires |  | (Seal) |  |

**EXHIBIT A**

Legal description of the real property being conveyed by this instrument.

[LEGAL DESCRIPTION]