

After Recording Return to:
GODEEDS, INC.
ATTN: LEGAL ZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. _____

Name & Address of Taxpayer:

This document prepared by:
ERIC FELDMAN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.: _____

QUIT CLAIM DEED

STATE OF ILLINOIS
COUNTY OF _____

THIS INDENTURE made and entered into on this ____ day of _____, _____, by and between _____, hereinafter referred to as Grantor(s) and _____, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in _____ County, ILLINOIS:

SEE ATTACHED EXHIBIT "A"

Also known as: _____
Property Tax ID No.: _____
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER _____, Recorded: _____

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto heirs, administrators, successors or assigns, forever in FEE SIMPLE of the Grantee(s).

MUNICIPAL TRANSFER STAMP (If Required) _____ COUNTY/ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

ERIC FELDMAN, Esq.
8940 Main Street
Clarence, NY 14031

 legalzoom[®].com
SAMPLE

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: _____

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20____

Signature: _____
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This _____, day of _____, 20____
Notary Public _____

The grantee or her/his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____, 20____

Signature: _____
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This _____, day of _____, 20____
Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in _____ County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

These are sample documents for the state of Illinois. Actual content differs by state and may vary based on your answers to the LegalZoom questionnaire.

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