

**This document prepared by (and after recording return to):**

Name: \_\_\_\_\_  
Firm/Company: \_\_\_\_\_  
Address: \_\_\_\_\_  
Address 2: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

Permanent Index Number: \_\_\_\_\_

**WARRANTY DEED**  
(Individual to a Trust)

**THE GRANTOR** \_\_\_\_\_, an individual, ☐ married ☐ unmarried, of the \_\_\_\_\_ of \_\_\_\_\_ County of \_\_\_\_\_ State of \_\_\_\_\_ for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto \_\_\_\_\_, whose address is \_\_\_\_\_, as Trustee of \_\_\_\_\_ trust, dated \_\_\_\_\_, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Illinois, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Commonly known as: \_\_\_\_\_ (i.e. street address)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Illinois.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor hand this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Grantor  
{Type Name}

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT \_\_\_\_\_ personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission Expires:

\_\_\_\_\_

Affix: State of Illinois / \_\_\_\_\_ County Transfer Stamp

or

Exempt under provisions of Paragraph \_\_\_\_\_ Section 4, Real Estate Transfer Act

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative

**Grantor(s) Name, Address, phone:**

**Grantee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**