

JOHN C. ACKERMAN
TAZEWELL COUNTY
CLERK / RECORDER
11 S. 4TH ST., SUITE 124
PEKIN, IL 61554



11 S. 4th St., Room 124
Pekin, IL 61554

Phone: (309) 477-2210
Fax: (309) 477-2321
tazewell.com

Quit Claim Deed Informational Packet

The information in this packet may be provided to
our customers with the following disclaimer:

The information in this packet is designed to be used as a point of reference. The recorder's office is not liable for any mistakes made when filling out deed forms. There may be legal and/or tax implications once these forms are filed.

WE RECOMMEND SPEAKING WITH A LEGAL ATTORNEY IN SITUATIONS REGARDING WILLS, HEIRS, PROBATE,
DECEASED PARTIES, AND SPECIAL CIRCUMSTANCES PRIOR TO TAKING FINAL ACTION.

THE RECORDER'S OFFICE IS NOT LIABLE FOR ANY MISTAKES MADE WHEN FILLING OUT DEEDS.

Recent Updates in Legislation:

GRANTOR'S SIGNATURE(S) ON DEEDS MUST BE NOTARIZED (765 ILCS 5/35c)

GRANTEE'S ADDRESS MUST APPEAR ON THE FACE OF THE DEED (55 ILCS 5/3-5026)



Tazewell County Recording Requirements

1. Deeds must be dated, signed, & properly notarized.
2. All parties involved must be named.
3. Grantee's (New Owners) address must be listed on the deed.
4. All deeds require a complete and full legal description.
5. All deeds require name & address of the preparer.
6. All deeds require name & address to where the original recorded deed is to be mailed back to after it has been recorded.
7. Taxpayer name(s) & address for future tax bills must be listed.
8. All deeds require either a signed & dated exemption statement or a completed PTAX-203 form.

NOTE: Any transfer of property with consideration over \$100 is required to fill out a PTAX-203 form and pay county and state taxes.

Tazewell County Document Recording Fees

In compliance with an Illinois State Statute, there is a \$10 surcharge added to every real estate related document recorded in all recorder's offices in Illinois. Affected are those documents executed or signed on or after August 1, 2005. Exempt are: public utility easements, documents from a State agency, unit of local government, Federal government or School District.

General Recording Fee

\$57.40

Non-Standard Fee

\$69.35

THIS DOCUMENT PREPARED BY:

Name and full address of
person writing up the
document.

RETURN DOCUMENT TO:

Name and full address of
where the original recorded
deed should be mailed back
to.

DO NOT WRITE HERE

QUIT CLAIM DEED

The Grantor Current owner(s) names as listed on the previous deed. (Ex: James L. Smith & Jane M. Smith)

of Town/City County of Tazewell, and State of Illinois, for the consideration
of Dollar Amount

CONVEY and QUIT CLAIM to New owner(s) legal name(s) (Ex: Carl Johnson & Mary J. Johnson)

of Town/City County of Tazewell and State of Illinois, all interest
in the following described real estate:

Either hand write the full legal description here, or write "See Attached"
and attach a printed copy of the legal description to the back of this document.

If you don't know how to find the legal description,
please ask an employee on how to get a copy of your legal and PIN.

PIN: Parcel Identification Number (Tax ID, Ex: 12-34-56-789-000)

Commonly Known Address Street Address (Ex: 132 Main Street)

situated in Tazewell County, in the State of Illinois, hereby releasing and waiving all rights under and by
virtue of the Homestead Exemption Laws of the State of Illinois.

on this DAY (Ex: 1st) day of MONTH (Ex: January), A.D. 20 15

First Seller's Signature (SEAL) Fifth Seller's Signature (if applicable) (SEAL)

Second Seller's Signature (if applicable) (SEAL) Sixth Seller's Signature (if applicable) (SEAL)

Third Seller's Signature (if applicable) (SEAL) Seventh Seller's Signature (if applicable) (SEAL)

Fourth Seller's Signature (if applicable) (SEAL) Eighth Seller's Signature (if applicable) (SEAL)

NOTE: NEW OWNERS DO NOT NEED TO SIGN ANYWHERE TO RECEIVE PROPERTY
ALL CURRENT OWNERS MUST SIGN IN FRONT OF A NOTARY

STATE OF ILLINOIS

Tazewell County

Place Notary Seal
in Space Below

NOTARY FILLS
THIS OUT

SS.

I, the undersigned, a Notary Public, in and for said County and
State aforesaid, DO HEREBY CERTIFY THAT

NOTARY FILLS THIS OUT

personally known to me to be the same person ____ whose name ____ sub-
scribed to the foregoing instrument, appeared before me this day in person
and acknowledged that ____ he ____ signed, sealed and delivered said instru-
ment 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

_____ Day of _____ A.D., 20 _____

NOTARY FILLS THIS OUT

Notary Public

Mail Tax Statement To:

Name _____ Name of person receiving tax bills

Address _____ Street Address to send tax bills

City _____ City/Town, ST _____ Zip 12345

Document No. _____

QUIT CLAIM DEED

TO _____

CHRISTIE A. WEBB
Tazewell County Clerk / Recorder

11 South Fourth St. - Suite 124
Pekin, Illinois 61554
(309) 477-2210



Property Address _____

Explanations of the different Forms of Ownership

As a property or homeowner, your deed defines the form of ownership and how the title for the property changes upon death of an owner.

The following definitions are the most common references in a deed:

Sole Ownership:

Only one person owns the property, and solely by themselves, so that no other person has any interest in the property.

- Upon the death of the sole owner, the interest passes to those listed in the will or as determined by probate.

Joint Tenancy

Two or more joint tenants together forming an undivided interest. These interests are equally divided between the tenants, accruing under the same conveyance, and beginning at the same time.

- The tenants all have the right of survivorship, and upon death of a joint tenant, their interest in the property passes on to the surviving tenant(s), instead of to the heirs of the deceased.

Tenancy in Common

Two or more tenants together forming an undivided interest, where the interests may not be equally divided between the tenants.

- Upon the death of a tenant, no right of survivorship exists, and interest passes to those listed in the will or as determined by probate.

Tenancy by the Entirety

A form of ownership where husband and wife each owns the entire property together.

- In the event of the death of one spouse, the surviving spouse owns the entire property without probate.

THIS DOCUMENT PREPARED BY:

RETURN DOCUMENT TO:

QUIT CLAIM DEED

The Grantor _____

of _____ County of _____, and State of Illinois for the consideration
of _____

CONVEY and QUIT CLAIM to _____

of _____ County of _____ and State of Illinois, all interest
in the following described real estate:

PIN: _____

Commonly Known As: _____

situated in Tazewell County, in the State of Illinois, hereby releasing and waiving all rights under and by
virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this _____ day of _____, A.D. 20 _____

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

_____(SEAL) _____(SEAL)

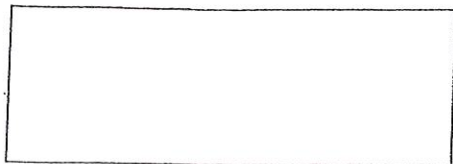
STATE OF ILLINOIS

Tazewell County

SS.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT

Place Notary Seal
in Space Below



personally known to me to be the same person whose name ___ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that ___ he ___ signed, sealed and delivered 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
_____ Day of _____ A.D., 20 _____

Notary Public

Mail Tax Statement To:

Name _____

Address _____

City _____ Zip _____

Document No. _____

QUIT CLAIM DEED

TO

JOHN C. ACKERMAN
Tazewell County Clerk / Recorder

11 South Fourth St. - Suite 124
Pekin, Illinois 61554
(309) 477-2210



Property Address

TO BE FILED WITH THE TAZEWELL COUNTY RECORDER OF DEEDS
AFFIDAVIT FOR PURPOSE OF ILLINOIS PLAT ACT REQUIREMENTS
THIS IS A LEGAL DOCUMENT – PLEASE CONSULT YOUR ATTORNEY
(Zoning & Subdivision Ordinances May Also Apply)

PARCEL NUMBER: _____

Grantor or Grantor's Attorney authorized representative in a deed transferring interest in the real estate described in the accompanying deed and further states this transfer **IS EXEMPT FROM THE ILLINOIS PLAT ACT (765 ILCS 205) BECAUSE OF THE FOLLOWING:**

- ☐ NOT A DIVISION OF LAND – PARCEL BOUNDARIES REMAIN UNCHANGED (The Recorder will proceed with recording the deed and no further questions apply. County Plat Officer signature is **NOT** required. Please sign below and have notarized)
- ☐ A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS – APPROVAL BY COUNTY PLAT OFFICER (OR DESIGNEE) IS REQUIRED ALONG WITH APPLICABLE FEE PRIOR TO RECORDING:
- ☐ The divisions or subdivision of land into parcels or tracts of 5 acres or more in size which **does not involve any new streets or easements of access.**
 - ☐ The division of lots or blocks of less than 1 acre in any recorded subdivision which **does not involve any new streets or easements of access.**
 - ☐ The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - ☐ The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which **does not involve any new streets or easements of access.**
 - ☐ The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - ☐ Conveyances made to correct descriptions in prior conveyances.
 - ☐ The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and **not involving any new streets or easements of access.**
 - ☐ The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
 - ☐ The preparation of a plat for wind energy devised under section 10-620 of the Property Tax Code.
 - ☐ Division meets criteria for agricultural exemption

I swear to the best of my knowledge that the statements contained herein are true and correct. Grantor/Grantor's Attorney further states that this affidavit for the purpose of indicating to THE RECORDER OF DEEDS OF TAZEWELL COUNTY, ILLINOIS, that the conveyance by the attached instrument is within, and in compliance with, the provisions of the Illinois Plat Act.

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

Approval for State Plat Act, County Subdivision and Zoning Code Purposes: _____

SURVEY REQUIRED FOR RECORDING: Yes ☐ No ☐

Tazewell County Plat Officer/designee: _____ Date: _____

(NOTE: County Plat Officer signature required for properties only in the UNINCORPORATED areas of Tazewell County)

