

# AFFIDAVIT OF TITLE -- BILL OF SALE -- POSSESSION ESCROW

State of Illinois

County of

The undersigned affiant(s), being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named: (grantee(s)).

The affiant(s) has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated \_\_\_\_\_, to the grantee(s), conveying the following described premises:

Permanent Index Number(s):

Property Address(es):

Legal Description: (See Attached Legal Description Rider *or* Refer to Title Commitment Number \_\_\_\_\_ )

Further, that neither affiant(s), nor their agent(s), have had any work or labor or materials furnished for the property for which full compensation has not been made or provided and that no claims whatsoever exists therefore, out of which mechanics lien(s) could ripen against said premises, nor are there any outstanding contracts related against said premises, nor are there any outstanding contracts related thereto for which provision has not been made. That there are no claims or cases pending against the owners before any municipality or department thereof, for alleged violations of any zoning or other laws or ordinances.

That no agreement or contract for conveyance, or deed or written lease, or writing whatsoever, is or are in existence adversely affecting the title to said premises, which did not appear of record on and prior to the date of said Title Commitment Number: \_\_\_\_\_, excepting that between the Affiant(s) and the Grantee (s) herein.

That affiant(s) will deliver possession as provided in the real estate sales contact dated \_\_\_\_\_ and, if required by the contract, to pay the daily use and occupancy rate and make the requisite possession security deposit.

That there is/are no judgment(s) against the affiant(s) or other liens of record adversely affecting title to said property in any court of record of the subject County which is unpaid or discharged.

That no back water taxes are unpaid against said premises, and that all insurance policies in this deal assigned, have been paid for in full.

That in consideration of the payment of the sales price by Grantee(s), the affiant(s) do(es) hereby grant, bargain, sell and deliver unto the Grantee(s) all personal property as set out in the real estate sales contact dated and that all of said goods, chattels and property are fully paid for and are owned by the affiant(s), who have full power, good right and lawful authority to dispose of same in the manner aforesaid.

Date:

Subscribed and sworn to me on

*(Impress Seal Here)*

\_\_\_\_\_  
*(Notary Public)*

This instrument was prepared by

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