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How to Complete Your Illinois Deed in Trust

Deed in Trust (Illinois real estate to a living trust or land trust)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A deed in trust moves Illinois real estate into a **living trust** or an **Illinois land trust**, so the trustee holds title and the property can pass under the trust without probate.

1. **Fill in the top boxes (Page 1)**
   Enter who prepared the deed, where to mail it after recording, and where to send future tax bills. Leave the large box at the top right blank for the recorder.
2. **Grantor and trustee (Pages 1–2)**
   Enter the current owner (grantor), choose warranty or quitclaim, and enter the trustee and the trust's name and date exactly as in the trust agreement.
3. **Describe the property (Page 2)**
   Copy the full **legal description** and **PIN** exactly from your current deed or tax bill.
4. **Sign in front of a notary (Page 3)**
   Each grantor signs before the notary with a current, government-issued photo ID. If the property is a homestead, the grantor's spouse should also sign.

After It's Signed

- A transfer into your own living trust is often exempt from transfer tax. Use the exemption box on Page 3 and file the Illinois Real Estate Transfer Declaration (MyDec).
- Record the original with the county recorder (or county clerk) where the property is located. Many counties also require a Plat Act Affidavit. We have a free form.
- Tell your homeowner's insurance company and your lender that the property is now held in trust, and keep a Certification of Trust with your records.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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DEED IN TRUST

State of Illinois

Above space for Recorder's use only

This instrument was prepared by:

Name

Address

After recording, mail to:

Name

Address

Send subsequent tax bills to:

Name

Address

THE GRANTOR(S),

Name(s) of grantor(s)

Marital status

of the City/Village of

County of

State of

for and in consideration of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS

CONVEYS AND QUIT CLAIMS

(check one) to

Name(s) of trustee(s)

Address of trustee

Grantor's initials: _____

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as Trustee(s) under the provisions of a trust agreement dated

Date of trust agreement

and known as (trust name or Trust Number)

This is a revocable living trust.

This is an Illinois land trust.

and unto all and every successor or successors in trust under that agreement, the following described real estate situated in the County of

County

in the State of Illinois, to wit:

Legal description (attach Exhibit A if more space is needed)

Permanent Index Number(s) (PIN)

Common address of property

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the purposes stated in this deed and in the trust agreement. The trustee has full power to manage, improve, subdivide, lease, mortgage, sell, convey, exchange, and otherwise deal with the real estate or any part of it. No party dealing with the trustee is required to see to the application of any purchase money, rent, or money borrowed, to inquire into the necessity or expediency of any act of the trustee, or to inquire into the terms of the trust agreement; every deed, mortgage, lease, or other instrument signed by the trustee is conclusive evidence in favor of every person relying on it that the trust was in full force and the trustee was authorized to sign it. If this is a land trust, the interest of each beneficiary is personal property only, and no beneficiary has any title or interest, legal or equitable, in the real estate as such.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated

X
Grantor

Printed name

X
Grantor (or spouse releasing homestead)

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF) SS.

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

Name(s) of grantor(s)

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal, this

day

of (month and year)

X
Notary Public

(Notary seal)

Notary's printed name

My commission expires

TRANSFER TAX EXEMPTION (complete only if exempt)

Exempt under provisions of Paragraph

Paragraph letter (e.g., "e")

Section 31-45, Property Tax Code (Illinois Real Estate Transfer Tax Law).

X
Buyer, seller, or representative

Date

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