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How to Complete Your Illinois Grantor/Grantee Statement

Statement by Grantor and Grantee (55 ILCS 5/3-5020)

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

About this form. Illinois requires a sworn statement from the grantor and grantee for deeds and land trust assignments that are exempt from transfer tax, confirming the grantee is a real person or a recognized entity.

1. **When it is needed**
   Use it with a deed or land trust assignment claiming an exemption from the Real Estate Transfer Tax, such as a gift or a transfer into your own trust. Cook County and many others require it.
2. **Grantor and grantee sign (Pages 1–2)**
   The grantor (or agent) signs page 1 and the grantee (or agent) signs page 2, each under oath before a notary. They may sign at different times.
3. **Bring photo ID**
   Each signer needs a current, government-issued photo ID.

After It's Signed

- Attach the signed statement to the deed when you record it.

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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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STATEMENT BY GRANTOR AND GRANTEE

(55 ILCS 5/3-5020)

Property: PIN and common address (optional)

The **grantor** or the grantor's agent affirms that, to the best of his or her 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated

X

Signature of grantor or agent

Printed name

JURAT

STATE OF ILLINOIS)
COUNTY OF) SS.

Subscribed and sworn to (or affirmed) before me on

(date)

by (name)

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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The **grantee** or the grantee's agent affirms and verifies that, to the best of his or her 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated

X

Signature of grantee or agent

Printed name

JURAT

STATE OF ILLINOIS)
COUNTY OF) SS.

Subscribed and sworn to (or affirmed) before me on

(date)

by (name)

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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 the deed or assignment of beneficial interest in a land trust, if exempt under the Real Estate Transfer Tax Law.)

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