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How to Complete Your Illinois Notice of Death Affidavit and Acceptance

Notice of Death Affidavit, Acceptance, and Receipt (Real Property Transfer on Death Instrument Act, 755 ILCS 27)

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

About this form. After an Illinois property owner with a recorded transfer on death instrument (TODI) dies, each beneficiary signs and records this sworn affidavit to show the owner has died and to accept the property.

1. **Who signs**
   Each beneficiary named in the TODI (or the trustee, if a trust is the beneficiary). Each may sign a separate affidavit.
2. **Fill in the details (Pages 1–2)**
   Enter the owner's date of death, the TODI's recording information, the legal description and PIN, and all beneficiaries and their shares. Attach a certified death certificate.
3. **Swear before a notary (Page 3)**
   This is a sworn affidavit. Sign under oath before the notary with a current, government-issued photo ID.

After It's Signed

- Record the original with the county recorder (or county clerk) where the property is located. Recording it gives public notice that the property now belongs to the beneficiaries.
- Illinois law sets time limits for claims against the property, and recording promptly helps. If unsure, speak with an attorney.
- Update the property tax billing, insurance, and utilities in the beneficiary's name.

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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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NOTICE OF DEATH AFFIDAVIT AND ACCEPTANCE

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

1. AFFIANT / BENEFICIARY. I,

Name of beneficiary (or trustee of beneficiary trust)

Address

being first duly sworn on oath, state that I am a beneficiary named in the transfer on death instrument described below and that the statements in this affidavit are true.

2. DECEASED OWNER.

Name of deceased owner

Date of death

Last residence of deceased owner

Affiant's initials: _____

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3. TRANSFER ON DEATH INSTRUMENT. The owner signed a transfer on death instrument, recorded before the owner's death as follows:

Date signed | Date recorded | Document number and county

4. PROPERTY. The real estate situated in the County of

County

in the State of Illinois, legally described as:

Permanent Index Number(s) (PIN) | Common address

5. STATEMENTS. To the best of my knowledge: the owner has died, and a certified copy of the death certificate is attached or on file; the transfer on death instrument was not revoked before the owner's death; and I survived the owner. The names of all beneficiaries entitled to the property and their shares are:

6. ACCEPTANCE. I accept the transfer of the property to me under the transfer on death instrument. I understand that I take the property subject to all interests, liens, and claims to which it was subject at the owner's death, and that the property may be liable for claims against the owner's estate as provided by Illinois law.

Send subsequent tax bills to (name and address)

Affiant's initials: _____

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Dated

X

Signature of beneficiary (affiant)

Printed name

JURAT

STATE OF ILLINOIS)
COUNTY OF) SS.

Subscribed and sworn to (or affirmed) before me on

(date)

by (name of beneficiary)

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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