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How to Complete Your Illinois Plat Act Affidavit

Plat Act Affidavit (Illinois Plat Act, 765 ILCS 205)

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

About this form. Most Illinois county recorders require a Plat Act Affidavit with every deed, sworn by the grantor or the grantor's agent, stating that the transfer does not illegally divide land.

1. **Choose the reason (Page 1)**
   Most home sales and family transfers are **A: not a division of land**. If the land is being split, choose the exemption under B, or attach a survey under C.
2. **Check your county first**
   Many counties have their own version of this form, and some require a county office to approve divisions of land. Ask the county recorder which form it accepts.
3. **Swear before a notary (last page)**
   This is a sworn affidavit. Sign under oath before the notary with a current, government-issued photo ID.

After It's Signed

- Submit the affidavit with the deed when you record it. We can notarize the deed and this affidavit at the same appointment.

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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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PLAT ACT AFFIDAVIT

(Illinois Plat Act, 765 ILCS 205)

STATE OF ILLINOIS

COUNTY OF

I,

Name of affiant (grantor or agent) residing at (address)

being duly sworn on oath, state that the attached deed or other instrument, conveying the property identified below, is not in violation of the Illinois Plat Act (765 ILCS 205/1) for the following reason (check one):

PIN of property Common address of property

☐ **A.** The conveyance is **not a division of land**: it is of an entire tract of land, not part of a larger tract, and the parcel boundaries are unchanged.

☐ **B.** The conveyance is a division of land that is exempt under the following provision of 765 ILCS 205/1(b) (initial one below):

☐ 1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.

☐ 2. The division is of lots or blocks of less than 1 acre in a recorded subdivision which does not involve any new streets or easements of access.

☐ 3. The sale or exchange is of parcels of land between owners of adjoining and contiguous land.

☐ 4. The conveyance is of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.

☐ 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

☐ 6. The conveyance is of land for highway or other public purposes, or relates to the dedication of land for public use, or to the vacation of land impressed with a public use.

☐ 7. The conveyance is made to correct descriptions in prior conveyances.

☐ 8. The sale or exchange is 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.

Affiant's initials: _____

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☐ 9. The sale is of a single lot of less than 5 acres from a larger tract, when a survey is made by an Illinois Professional Land Surveyor (this exemption does not apply to the sale of any later lots from the same larger tract).

☐ Other exemption under 765 ILCS 205/1(b):

Describe

☐ **C.** The conveyance is a division of land that is not exempt, and a plat of survey prepared by an Illinois Professional Land Surveyor is attached for recording.

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Affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of the county named above to accept the attached instrument for recording.

Dated

X

Signature of affiant

Printed name

JURAT

STATE OF ILLINOIS)
COUNTY OF) SS.

Subscribed and sworn to (or affirmed) before me on

(date)

by (name of affiant)

X

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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