

AFFIDAVIT OF TITLE

COVENANT AND WARRANTY

STATE OF ILLINOIS } ss.
County of _____ }

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

That affiants have an interest in the premises described below or in the proceeds thereof or are the grantors in the deed dated _____ to _____ grantee(s), conveying the following described premises:

SEE ATTACHED LEGAL RIDER

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

That since the title date of _____, in the report on title issued by _____, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That the parties, if any in possession of premises are bona fide tenants only, and have paid promptly in full their rent to date and are renting yearly and not for any longer term, and have no other or further interest whatsoever in premises.

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of the premises.

Affiant further states:

Seal

Seal

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

