

# AFFIDAVIT OF TITLE COVENANT AND WARRANTY

*Illinois*

State of Illinois

County of \_\_\_\_\_

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

The affiant(s) has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated \_\_\_\_\_, to the grantee(s), conveying the following described premises:

Permanent Index Number(s): \_\_\_\_\_

Property Address(es): \_\_\_\_\_

Legal Description: \_\_\_\_\_

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 the title issued by Fidelity National Title Insurance Company, affiant has not done or suffered to be done anything that could in any way affect the title to the 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 bonafide tenants only, and have paid promptly and in full their rent to date, and are renting from \_\_\_\_\_ to \_\_\_\_\_, 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 premises.

Affiant further states:

\_\_\_\_\_

Date

(SEAL) \_\_\_\_\_

Subscribed and sworn to me on

*(Impress Seal Here)*

\_\_\_\_\_  
*(NOTARY PUBLIC)*

This instrument was prepared by Chris Burhans, FNT Illinois - 6250 W. 95th St, Oak Lawn, IL 60453

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