

PLAT ACT AFFIDAVIT

(Pursuant to 765 ILCS 205/1)

THIS IS A LEGAL DOCUMENT AND MUST BE FILED WITH EVERY RECORDED DEED.

Please consult your attorney if you do not understand what you are signing.

STATE OF ILLINOIS)
COUNTY OF HANCOCK)

_____, the Grantor or his/her authorized agent, being duly sworn on oath, states as follows that he/she resides at: _____

Affiant states that the attached deed is not in violation of 765 ILCS 205/1 for the reason indicated below:

A. Entire Tract

The sale or exchange is of an entire tract of land not being part of a larger tract and is described in the same manner as title was taken by the Grantor(s).

B. Statutory Exemption (Select One)

- Division into parcels of five (5) acres or more; no new streets or easements of access.
- Division of lots under one (1) acre in a recorded subdivision; no new streets or easements.
- Sale or exchange between adjoining and contiguous landowners.
- The conveyance is of parcels of land or interest therein for use as right of way or railroads or other public utility facilities, which do not involve any streets or easements of access.
- The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
- The conveyance is made to correct descriptions in prior conveyances.
- The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
- Lot of less than 5 acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land.
- The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
- The division and distribution of land pursuant to law or court order.

C. Division of Land Requiring Approval

A division of land (change of parcel boundary line) not meeting one of the above exceptions. If C is marked above, approval by the Hancock County Plat Committee and Hancock County Board is required. In accordance with Section 1a of the Illinois Plat Act, all divisions under five (5) acres must be surveyed and a subdivision plat prepared by a licensed Illinois Professional Land Surveyor.

Legal description prepared by _____ Phone _____

Does this division fall within another municipality's jurisdiction? Yes Or No

If yes, specify jurisdiction _____

Signature of Affiant

Signature of Notary

SUBSCRIBED AND SWORN TO before me this ____ day of _____, 20____.