

**AFFIDAVIT OF TITLE
COVENANT AND WARRANTY**

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

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

See Exhibit "A" attached hereto and made a part hereof

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 ATA National Title Group, 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 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.

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

Notary Public

Exhibit "A" - Legal Description