

Notarial Record

Why was the Notarial Record law enacted?

The Notarial Record law was enacted to address mortgage fraud in Cook County, Illinois.

Types of common deeds include a warranty or quitclaim deed. Other types of deeds could be included.

What types of document(s) that transfer Residential Real Property are excluded from the requirement to create a Notarial Record?

Does the Notarial Record law affect only those Notaries commissioned in Cook County?

The new law requires any Illinois Notary who notarizes a Document of Conveyance transferring or purporting to transfer the title to certain real property located in Cook County, Illinois, to create and file a Notarial Record. While Notaries commissioned in Cook County, Illinois, may notarize a pertinent Document of Conveyance more frequently than a Notary commission in another county of the state, the new law applies to all Illinois Notaries.

The following types of deeds are exempt from the requirement for a Notary to create a Notarial Record:

(1) court-ordered and court-authorized quitclaim deeds executed pursuant to a marital

Settlement agreement incorporated into dissolution of marriage;

(2) court-ordered and court-authorized transfers in the administration of a probate estate;

(3) A judicial sale deed issued pursuant to proceedings to foreclose a mortgage;

(4) A judicial sale deed to execute on a levy to enforce a judgment;

(5) A deed transferring residential real estate to a trust where the beneficiary is the Grantor

(6) A deed executed by the grantor to him- or herself that is intended to change the nature or type of tenancy by which the grantor owns Residential Real Property;

(7) A deed from a grantor to the grantor and another natural person that is intended to establish a tenancy by which the grantor and natural person own Residential Real Property

(8) A deed in lieu of a foreclosure of a mortgage executed to the mortgagee; and

(9) A deed transferring ownership to a revocable or irrevocable grantor trust where the beneficiary includes the grantor.

NOTARIAL RECORD — RESIDENTIAL REAL PROPERTY TRANSACTIONS

PROPERTY

The undersigned grantor(s) hereby certifies(y) that the residential real property identified in this notarial record is residential real property as defined in the Illinois Notary Public Act.

Type or Name of Document of Conveyance

PIN Number of Residential Real Property

Common Street Address of Residential Real Property

City

State

ZIP

Date of Notarization

Notary Fee

Additional Comments

NOTARY

Notary Printed Name

Notary Phone Number

Notary Commission Expiration Date

Notary Signature

Notary Residential Street Address

City

State

ZIP

Notary's Employer or Principal and Business Street Address

City

State

ZIP

GRANTOR #1

GRANTOR #2

Grantor (Signer) #1 Printed Name

Grantor (Signer) #2 Printed Name

Grantor (Signer) #1 Signature

Grantor (Signer) #2 Signature

Grantor (Signer) #1 Residential Street Address

Grantor (Signer) #2 Residential Street Address

City

State

ZIP

City

State

ZIP

Grantor (Signer) #1 Means of Identification

Right Thumbprint
of Grantor/Signer #1

Top of thumb here

Grantor (Signer) #2 Means of Identification

Right Thumbprint
of Grantor/Signer #2

Top of thumb here

Description of Print if not Right Thumb

Description of Print if not Right Thumb

Additional Comments

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