

Quit Claim Deed

It provides the least protection for the buyer. Its uses are very limited. Quit claim deeds operate, in effect, as a release of whatever interest the grantor has or may have in the property. Grantors of quit claim deeds do not warrant title or possession; they only pass whatever interest they may have, if in fact any exists. If the seller offers this type of deed, buyers should understand that a quitclaim offers them the least protection of any deed type.

Special Warranty Deed

It does not provide as much protection for the buyer as does the general warranty deed. The grantor provides fewer warranties. It's a deed that warrants back only to the current Grantor and not further back to prior owners. S.W.D deed type offers the buyer two guarantees from the seller. The first guarantee is that the seller received title and the second one guarantees that the seller did not encumber/cause liens (anything that lowers the value, use or enjoyment) the property during the time the seller owned the property.

Warranty Deed

The General Warranty Deed provides the highest level of protection for the buyer. There are significant covenants or warranties conveyed by the grantor to the buyer/grantee. Warranty Deed in which the grantor warrants the title against defects arising before and during the time the grantor owned the land. This type of deed ensures the buyer/grantee the greatest protection.

Deed in Trust

Is property being conveyed into a trust, either a land trust or a living trust. Examples of trusts types include: land trust, living trust, inter vivos trust and testamentary trust.

Transfer on Death Instrument

Is a non-deed type instrument, acting as a revocable promise or pledge of real estate, effective after death.

Trustee's Deed

Is property being conveyed out of a trust.

Executor's Deed

By the Executor under a will, involves the legal proceeding by which the affairs of the deceased are resolved and the estate are distributed (a/k/a Probate).

Administrator's Deed

By the Administrator, usually there is no Will, involves the legal proceeding by which the affairs of the deceased are resolved and the estate are distributed (a/k/a Probate).

Cemetery Deed or Burial Plot

Ownership documents for cemetery plots or burial plots are not recorded with the County Clerk. Similarly, transfers of ownership of plots are not matters recorded with the County Clerk. Under the Cemetery Oversight Act 225 ILCS 411, the responsibility for maintaining ownership records, transfers, burials, etc., belongs to the Cemetery or Cemetery

Authority that owns/manages the cemetery. If you have questions about your cemetery plot or burial plot please speak with the Cemetery Authority that your purchase the plot from. For additional information, contact Illinois Cemetery Oversight Dept. 1-888-756-8331.

Judge's Deed

Is the result of a lawsuit wherein the Judge signs for a party who is absent or unwilling to/unable to sign a deed and is part of a judge's decision in a case.

Judicial Sale Deed

Is the result of a lawsuit wherein the Judge has issued a "levy" for the sale of property to satisfy a judge's decision, most often in a foreclosure case.

Marshall's Deed/US Marshall's Deed(federal)

Is the result of a lawsuit wherein the Judge has issued a "levy" for the sale of property to satisfy a judge's decision.

Sheriff's Deed

Is the result of a lawsuit wherein the Judge has issued a "levy" for the sale of property to satisfy a judge's decision, most often in a foreclosure case.

Selling Officer's Deed

Is the result of a lawsuit wherein the Judge has issued a "levy" for the sale of property to satisfy the Judgment and a 'selling officer' is appointed.

Tax Deed

Is the transfer of ownership acquired by auction to tax bidders through a sale of property for non-payment of property taxes. The sale is then followed by the successful bidder's Circuit Court filed application for Tax Deed.

Deed in Lieu of Foreclosure

Is a Deed by property owner to avoid a foreclosure. It's a deed to the lender who has given borrower notice of intent to file or has filed a foreclosure suit.

Assignment of Beneficial Interest in a Land Trust

Transfer of the beneficial interest in property under a land trust, does not change title to the property however which remains in the name of the Trust.

Leasehold interest in a Co-op building

Ownership in Co-op buildings are transferred through shares of stock in the Co-operative, as well as a leasehold interest in the 'unit' the person usually lives in. Leases (Leaseholds) create beneficial title to real estate and are handled as ownership transfers. Co-operative units may be transferred by various types of documents including: leasehold agreement, share of stock cert., PTAX-NR, facsimile assignment, etc.

Ground Lease for a Term of years

Leases (Leasehold) also create beneficial title to real estate and are handled as ownership transfers and are often taxable transfers.

Commissioner's Deed

A Commissioner's sale is done as a result of a court order for one specific circumstance, and the deed from the court appointed Commissioner has the force of a Warranty Deed.

Corrective Deed

Deeds or trust documents that, without additional consideration, confirm, correct, modify, or supplement a deed or trust document previously recorded. See 35 ILCS 200/31-45d

Deed of Partition

Deeds which divide property title/ownership. This usually arises from a court proceeding.

Life Estate Deed

Deed which grants a life estate, a right to possess an interest in property during one's lifetime.

Deed (Entirety)

Only married couples may hold property as tenants by the entirety in Illinois, and they may use that form of ownership only for homestead property. Tenants by the entirety may not dispose of their respective shares of their property without the consent of both. Creditors of only one spouse may obtain judgments, but they generally may not foreclose upon property that the debtor spouse holds in tenancy by the entirety. ISBA.org

Deed (Joint Tenancy)

An undivided interest in property, taken by two or more joint tenants. The interests must be equal, accruing under the same conveyance, and beginning at the same time. Upon the death of a joint tenant, the interest passes to the surviving joint tenants, rather than to the heirs of the deceased. Right of Survivorship is the right of a survivor of a deceased person to the property of said deceased. A distinguishing characteristic of a joint tenancy relationship.

Deed (Tenant in Common)

An undivided ownership in real estate by two or more persons. The interests need not be equal, and in the event of the death of one of the owners, no right of survivorship in the other owners exists. Ownership transfers in accordance with Probate Act.