



HAMILTON COUNTY IL - AFFIDAVIT OF COMPLIANCE WITH THE STATE OF ILLINOIS PLAT ACT (765 ILCS 205).

This is a legal document & an Original Affidavit must be filed with every deed recorded, copies **Will Not** be accepted. Consult an attorney if you do not understand how to complete the affidavit.

Affiant is the Grantor(s) or the Grantor(s) authorized representative in a deed transferring interest in the real estate described in the accompanying deed, state the following:

- A: Not a Division of Land (Parcel Boundary Lines DO NOT change).** If A is checked, a compliance stamp from the Hamilton County Supervisor of Assessments **is not required** & no further questions apply.
- B: Division of Land (Parcel Boundary Lines DO change)** If B is checked, a compliance stamp from the Hamilton County Supervisor of Assessments **is required**. Your division of land **will require a survey to be completed by a Professional Land Surveyor** unless Option C is marked.
- C: Division of Land that meets one of the following exceptions** to the State of Illinois Plat Act. If C is checked, a compliance stamp from the Hamilton County Supervisor of Assessments is required but you do not need a survey to be completed, except where noted.
- ___ 1. A division of land into tracts of 5 acres or more in which does not create any new streets or easements.
 - ___ 2. A division of lots or blocks of less than 1 acre in a recorded subdivision not involving new streets or easements.
 - ___ 3. A sale or exchange of parcels of land between owners of adjoining & contiguous land.
 - ___ 4. A conveyance of land for use as a right-of-way for public utilities & other pipelines not involving new streets or easements of access; a conveyance of land owned by a public utility not involving new streets or easements of access; a conveyance of land for highway or other public purpose, or relating to a dedication of land, or for vacation of land subject to public use.
 - ___ 5. Conveyances made to correct descriptions in prior conveyance. If a tract survey was not attached to the original conveyance & a metes & bounds description is necessary to correct a description, then a **tract survey is required**.
 - ___ 6. The sale or exchange of parcels or tracts of land following the division into more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving new streets or easements
 - ___ 7. The sale of a single lot less than 5 acres from a larger tract, but not a subsequent from the same large tract as determined by the dimensions & configuration of the tract as it existed October 1, 1973
 - ___ 8. A tract of land that has previously been conveyed and the deed of the previous conveyance is on record in the Recorder's Office of Hamilton County, Illinois. Previous Deed Reference: _____

Under penalties of perjury, I swear that the statements contained herein are true & correct.

NAME: _____ SIGNATURE: _____

DATE: _____ PARCEL NUMBER(S): _____

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

Compliance Stamp:

SIGNATURE: _____

Notary Seal:

Explanation:

The Hamilton County Clerk & Recorder, in conjunction with the Hamilton County Supervisor of Assessments, will be implementing the requirement of an AFFIDAVIT OF COMPLIANCE WITH THE STATE OF ILLINOIS PLAT ACT form to be recorded with every deed. **Effective: January 1st 2023.** This affidavit form will ensure that every conveyance recorded in Hamilton County will be in compliance with the State of Illinois Plat Act. This Affidavit form must accompany **every conveyance** recorded in the Hamilton County Clerk & Recorder's Office. Below is additional information about the form and the reason behind our decision to implement the use of this Affidavit.

The primary purpose of this Affidavit: when a Division of Land occurs, is a survey required or does the division meet one of the exceptions from the Illinois Plat Act

Instructions for Completing the Plat Act Affidavit

1. Check A: if the conveyance is **Not a Division of Land** (Skip to Number 3 below)
2. Check B: if the conveyance is a **Division of Land** & current parcel boundary lines do change. If an Illinois Plat Act exception is applicable to the Division of Land, then check mark the applicable exception. If you do not know the correct Illinois Plat Act exception or if it applies to your Division of Land, seek legal advice from your private attorney to obtain this information.
3. Print your name & sign your name & fill in the date in the presence of a Notary Public.
4. The Notary Public fills in the date you presented yourself for signature, signs & stamps the affidavit with their seal. (The affidavit is complete & ready to record if A was checked on the affidavit & the deed not change the current parcel lines)
5. If B is checked & no Illinois Plat Act exceptions are applicable to the Division of Land, the conveyance must be accompanied by a tract survey to be recorded as an integral part of the conveyance or recorded immediately prior or immediately subsequent to the recording of the conveyance.