

A method of acquiring title to real property by conforming to statutory requirement; a form of involuntary alienation of title.

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A history of a title and the current status of a title based on a title examination.

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Transfer of title to real property.

A formal statement before an authorized official (e.g., notary public) by a person who executed a deed, contract, or other document, that it was a free act.

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East-west line in the rectangular method of property description.

A man appointed by a court to administer the estate of a person who has died intestate.

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Secondary reference point for vertical measurement.

A woman appointed by a court to administer the estate of a person who has died intestate.

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A report, based on a title examination, setting forth the examiner's opinion of the quality of a title to real property.

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(a) Recipient of a gift of personal property by will. (b) Lender in a deed of trust. (c) The actual owner of a property held in trust, as opposed to the legal owner of a property held in trust. The trustee is the legal owner of the property, while the beneficiaries have all of the benefits of ownership but are not holders of legal title.

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Successive conveyances of title to a specific parcel of land.

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A gift of personal property by will.

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A separate written amendment to a will.

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A parcel of land consisting of numerous contiguous lots in the subdivision, lot, block, and tract method of land description.

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One in which all affected parties are bound by the knowledge of a fact even though they have not been actually notified of such fact.

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One who purchases a property in good faith, relying on the records.

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A promise in a deed (or lease) that the grantee (or lessee) will not be disturbed in his or her use of the property because of a defect in the grantor's (or lessor's) title.

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Protects the contract buyer from defects in the contract seller's title prior to the contract.

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A promise in a deed that the grantor has the legal capacity to convey the title.

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Illustration of the elevation or topography of a site.

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A promise in a deed assuring the grantee that the grantor has the title being conveyed.

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A promise in a deed that the title causes no encumbrances except those set forth in the deed.

19/76

A promise in a deed that the grantor will guarantee and defend the title against lawful claimants.

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A promise in a deed that the grantor will execute further assurances that may be reasonable or necessary to perfect the title in the grantee.

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A deed executed by a life tenant to convey his or her estate to the remainder or reversionary interest.

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A lot located at the end of a street that dead ends in the shape of a circle. The lot will be irregular in shape and be much larger in the rear than in the front.

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To effect a transfer of title by deed, a grantor must deliver a valid deed accepted by the grantee.

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Primary reference point for vertical measurement.

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The distribution of property to legally qualified heirs of one who has died intestate.

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A deed executed to correct an error in a prior deed; also called a deed of correction.

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A gift of real property by will.

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A deed executed by a mortgage lender to release a title from the lien of a mortgage when the debt has been satisfied; also used to release a dower right.

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In Illinois, conveys a fee simple title and warrants that the title is free from encumbrances made by the grantor.

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Recipient of a gift of real property by will.

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A statutory form of deed in which the warranties are implied from the statute rather than being spelled out in the deed.

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A man appointed in a will to see that the terms of the will are carried out.

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One who receives title to real property by deed.

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A woman appointed in a will to see that the terms of the will are carried out.

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One who conveys title to real property by deed.

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A deed denoting an unlimited guarantee of title.

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One executed by an official with court authorization.

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The statement in a deed containing words of conveyance.

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This act provides for payment of transfer taxes on the transfer of a beneficial interest in a land trust.

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The statement in a deed beginning with the words "to have and to hold" and describing the estate granted.

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A title insurance policy insuring a lessee against defects in the lessor's title.

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Assists low-income families with affordable housing.

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A legally forced sale of a property to satisfy a debt.

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Involuntary transfer of property as a result of a foreclosure sale, bankruptcy, eminent domain, or adverse possession.

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Used by county assessors to delineate parcels of land from each other; also known as PIN numbers.

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One that is free from reasonable doubt and that a court would require a purchaser to accept.

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A property map, recorded on the public record in plat books.

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A system of land description by distances and directions.

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Point of beginning in a metes and bounds description.

55/76

A title insurance policy that insures a mortgagee against defects in a title pledged by a mortgagor to secure payment of a mortgage loan.

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The north/south line in the government (rectangular) survey system used to number ranges.

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A title insurance policy insuring an owner of real property against financial loss resulting from a title defect.

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A type of land description utilizing townships and sections. Also known as government survey system.

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The procedure for proving a will.

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A one-mile square area of land described by the rectangular survey system, consisting of 640 acres.

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A deed of release that contains no warranty of title; used to remove a cloud on a title.

58/76

A sale of seized or foreclosed property where the sheriff is appointed by the court as the selling officer.

63/76

Imaginary lines located every six miles east and west of the principal meridian in the rectangular survey system.

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A deed containing a limited warranty of title.

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Registering a document on the public record.

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A woman who has died and left a valid will.

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Method of land description defining a parcel of land by reference to where it can be found in a tract block.

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A search of the public record to determine the quality of a title to real property.

70/76

A substitution of one person in place of another with reference to a lawful claim. The substitute has the same rights as the person substituted.

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An insurance policy protecting the insured from a financial loss caused by a defect in a title to real property.

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The summing of successive interests in a property to reach the required number of years for claiming title by adverse possession.

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A tax imposed on the conveyance of title to real property by deed.

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A man who has died and left a valid will.

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**A system of title
recording used by some
states.**

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**A township is a unit in the
government (rectangular) survey
system. A township is 6 miles by 6
miles and contains 36 sections.**

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**A line in the government survey
system running east and west that
is used as a reference line for
numbering townships.**

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**The transfer of title
freely by the owner.**

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