

UNOFFICIAL COPY



**WARRANTY DEED**

**MAIL TO:**

Tina Turnbull  
Pluymert, Piercey, et al.  
2300 Barrington Road, Suite 400  
Hoffman Estates, IL 60195

Doc#: 0634155181 Fee: \$34.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2006 08:35 AM Pg: 1 of 6

**TAXPAYER NAME & ADDRESS:**

Alfred M. Tierney and Cathy Anne Tierney  
215 Black Hill Drive  
Streamwood, Illinois 60107

THE GRANTORS, **ALFRED M. TIERNEY and CATHY A. TIERNEY, husband and wife**, of 215 Black Hill Drive, Streamwood, Illinois, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to **ALFRED M. TIERNEY and CATHY ANNE TIERNEY, trustees of the TRUST AGREEMENT OF ALFRED M. TIERNEY DATED MAY 21, 1999, as to an undivided fifty percent (50%) interest, and CATHY ANNE TIERNEY and ALFRED M. TIERNEY, trustees of the TRUST AGREEMENT OF CATHY ANNE TIERNEY DATED MAY 21, 1999, as to an undivided fifty percent (50%) interest**, of 215 Black Hill Drive, Streamwood, Illinois, the following described real estate situated in Cook County, State of Illinois to wit:

**SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF**

*Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.*

Date: October 5, 2006

\_\_\_\_\_  
Grantee or Agent

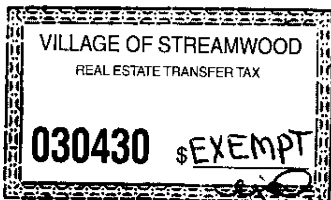
Permanent Real Estate Index Number(s): 06-28-100-008; 06-28-200-006; 06-28-200-008 (affects underlying land)  
Address(es) of Real Estate: 215 Black Hill Drive, Streamwood, Illinois 60107

Subject to the terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof. Subject to real estate taxes not yet due and payable, covenants, conditions and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

DATED this 5<sup>th</sup> day of October, 2006.

\_\_\_\_\_  
ALFRED M. TIERNEY

\_\_\_\_\_  
CATHY A. TIERNEY



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## RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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## EXHIBIT 'A' Legal Description

THAT PART OF LOT 31, IN FOREST RIDGE SUBDIVISION, BEING A PART OF PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 26, 2004 AS DOCUMENT NO. 0430019086, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 31; THENCE NORTH 08 DEGREES 07 MINUTES 12 SECONDS EAST 33.04 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 59 SECONDS EAST 71.83 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 12 SECONDS WEST 24.34 FEET TO A POINT OF CURVE SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS SOUTH 86 DEGREES 02 MINUTES 02 SECONDS WEST 41.88 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 42.19 FEET; THENCE NORTH 81 DEGREES 52 MINUTES 48 SECONDS WEST 30.88 FEET TO THE POINT OF BEGINNING, IN THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

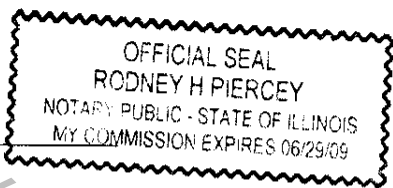
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 5, 2006

Signature: *Alfred A. Tierney*  
Grantor or Agent

Subscribed and sworn to before me by said ALFRED A. TIERNEY this 5<sup>th</sup> day of October, 2006.

*Rodney H. Piercey*  
Notary Public



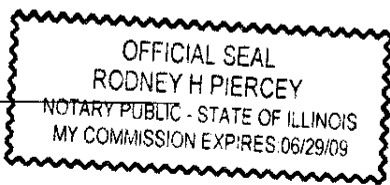
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 5, 2006

Signature: *Cathy Ann Tierney*  
Grantee or Agent

Subscribed and sworn to before me by said CATHY ANN TIERNEY this 5<sup>th</sup> day of October, 2006.

*Rodney H. Piercey*  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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PLAT ACT AFFIDAVIT

State of Illinois )  
 )SS:  
County of Cook )

ALFRED M. TIERNEY and CATHY ANNE TIERNEY, being duly sworn on oath, states that they reside at 215 Black Hill Drive, Streamwood, Illinois 60107. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as deter-mined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiants further state that ALFRED M. TIERNEY and CATHY ANNE TIERNEY make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

*Alfred M. Tierney*  
 \_\_\_\_\_  
*Cathy Anne Tierney*  
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SUBSCRIBED and SWORN to before me

this 5<sup>th</sup> day of October, 2006

*Rodney H. Piercey*  
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