

UNOFFICIAL COPY

WARRANTY DEED
(JOINT TENANTS)

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This Document prepared by and Return to:

Atty: Fred H. Dickson
GOLDSMITH, THELIN, DICKSON
& BROWN
2000 W. Galena Blvd., P.O. Box 40
Aurora, IL 60507

Grantee's Address & Subsequent Tax Bills to:

Kevin Tierney & Lisa A. Tierney
1855 Eldaman Road
Plano, IL 60545

DEPT-01 RECORDING \$27.50
100004 TRAN 4109 02/13/96 13:16:00
90830 LF W-96-116464
COOK COUNTY RECORDER

96116464

THE GRANTOR(S), JOHN L. TIERNEY, as Agent and Attorney-in-Fact for JOHN A. TIERNEY, a widower, of the City of Aurora, County of Kane, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, convey(s) and warrant(s) to GRANTEE(S):

S.
↑
KEVIN TIERNEY and LISA A. TIERNEY, husband and wife,
1855 Eldaman Road, Plano, IL 60545
(Names and Addresses of Grantees)

not as tenants in common, but in joint tenancy, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to-wit:

Lot 7 in Block 2 in George W. Prassas Belmont Highlands in the Southeast quarter (SE 1/4) of Fractional Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, and South of the Indian Boundary line in the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 25, Township 40 North, Range 12, lying North of the center line of Belmont Avenue, in Cook County, Illinois.

PERMANENT PARCEL INDEX NUMBER(S): 12-24-430-019
COMMONLY KNOWN AS: 7238 & 7240 Belmont Avenue, Chicago, Illinois

Subject to taxes for the year 1995 and subsequent and to easements, conditions and restrictions of record.

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 not in tenancy in common, but as Joint Tenants.

DATED this 9th day of FEBRUARY, 1996

By *John L. Tierney*
John L. Tierney (ATTEST SEAL)
JOHN L. TIERNEY as Agent and Attorney-in-Fact
for JOHN A. TIERNEY

L. T. L. 1929

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AFFIDAVIT - PLAT ACT/METES AND BOUNDS

COOK COUNTY

STATE OF ILLINOIS)
COUNTY OF Kane) SS.

JOHN L. TIERNEY, as agent for and attorney in fact for John A. Tierney, being duly sworn on oath, states that he/she resides at 278 Ashland Ave, Aurora, IL 60005. That the attached deed is not in violation of Section 205/1 of Chapter 785 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purpose 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.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1869, and not involving any new streets or easements of access.
9. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached deed for recording.

John L. Tierney
JOHN L. TIERNEY, as agent and attorney in fact for John A. Tierney

SUBSCRIBED and SWORN to before me this 7th day of February, 1996.

OFFICIAL SEAL
FRED H. DICKSON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES AUG. 20, 1998
Notary Public

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