

# UNOFFICIAL COPY

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**PREPARED BY:**

Galánopoulos & Galgan  
340 Butterfield Road, Suite 1A  
Elmhurst, IL 60126



Doc#: 1108226010 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/23/2011 08:36 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

Catherine Jankovic and Robert Jankovic  
14772 Lincoln Ave.  
Dolton, IL 60419

**MAIL RECORDED DEED TO:**

Linda Bal  
207 N. Walnut St.  
Itasca, IL 60143

1/2

## JOINT TENANCY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), AC 1 Investments, Inc., of the City of Elk Grove Village, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Catherine Jankovic and Robert Jankovic, of 5333 Benton Ave., Downers Grove, Illinois 60515, not as Tenants in Common but as Joint Tenants, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; 110 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 (SAID POINT BEING ON THE CENTER LINE OF LINCOLN AVENUE) THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 279.66 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 60 DEGREES AND 3 MINUTES TO THE NORTHEAST WITH THE SAID SOUTH LINE, 180.11 FEET TO THE CENTER LINE OF LINCOLN AVENUE, (OTHERWISE KNOWN AS MICHIGAN CITY ROAD) THENCE 245.62 FEET SOUTHEASTERLY ALONG THE CENTER LINE OF LINCOLN AVENUE TO THE POINT OF BEGINNING, CONTAINING 0.501 OF AN ACRE, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 29-11-121-005-0000  
Property Address: 14772 Lincoln Ave., Dolton, IL 60419

Subject, however, to the general taxes for the year of 2010 2nd and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not in TENANCY IN COMMON but in JOINT TENANCY forever.

S y  
P 3  
S N  
SC y  
INT QB

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Rd., STE 2400  
Chicago, IL 60606  
Attn: Search Department

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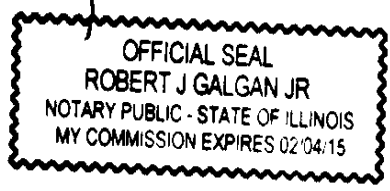
Dated this 8th day of March, 2011

AC I Investments, Inc.  
 by: Michael Moyer  
 Michael Moyer

STATE OF Illinois )  
 ) SS.  
 COUNTY OF DuPage )

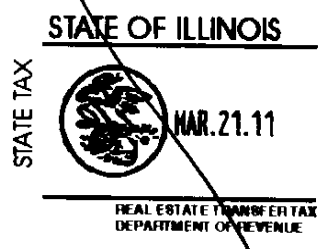
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Moyer personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8th day of March 2011  
Robert J Galgan Jr  
 Notary Public  
 My commission expires: 02/04/15

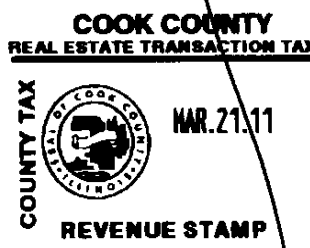


Exempt under the provisions of paragraph

VILLAGE OF DOLTON  
 WATER / REAL PROPERTY TRANSFER TAX No 16310  
 ADDRESS 14712 Lincoln  
 ISSUE 3-7-2011 EXPIRED 4-7-2011  
 AMT 50  
 TYPE WST Maxine Ex  
VILLAGE COMPTROLLER



REAL ESTATE TRANSFER TAX  
 # 0000002619  
 0012500  
 FP326652



REAL ESTATE TRANSFER TAX  
 # 0000002357  
 0006250  
 FP326665

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## PLAT ACT AFFIDAVIT

State of Illinois

County of DePue } SS.

Angela Winker being duly sworn on oath, states that Michael Moyer resides at 14772 Lincoln Ave. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons: Dutton se

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR -
2.  the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
3. 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.
4. 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.
5. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
6. The conveyance 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.
7. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
8. 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.
9. Conveyances made to correct descriptions in prior conveyances.
10. 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.
11. 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 determined 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.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

AC 1 Investments, Inc by

SUBSCRIBED and SWORN to before me

this 9th day of March, 2011

Angela M. Winker

Michael Moyer

