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Doc#: 0617142065 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2006 08:37 AM Pg: 1 of 4

Green
8320011
CJT
Lenders
10/2

WARRANTY DEED

THE GRANTOR, FIRST MAGNUS FINANCIAL CORPORATION, an Arizona corporation, having an address of 607 North Wilmot, Tucson, AZ 85711, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JOVAN GAVRIC and ERIN GAVRIC, having an address of 5822 N. Rogers, Chicago, Illinois 60646 and to MANE GAVRIC and DANIELLE GAVRIC, having an address of 923 Garfield Ave., Libertyville, Illinois 60048, collectively, the GRANTEES, all interest in the real estate situated in Cook County, Illinois, legally described on Exhibit A attached hereto and made a part hereof, subject to those matters set forth on Exhibit B attached hereto and made a part hereof.

AS JOINT TENANTS TO AN UNDIVIDED 1/2 INTEREST
Permanent Real Estate Index Number: 16-25-102-024-0000

Address of Real Estate: 1216 S. Avers Ave.
Chicago, Illinois 60623

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of this 30th day of May, 2006.

FIRST MAGNUS FINANCIAL CORPORATION

By: [Signature]
Name: Richard P. Darke
Title: As Agent and Attorney-in-Fact

THIS INSTRUMENT WAS PREPARED BY:

Richard Darke, Esq.
Duane Morris LLP
227 West Monroe Street, Suite 3400
Chicago, Illinois 60606

DM2\696343.1

Box 334

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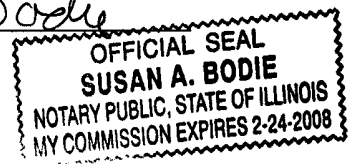
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard P. Darke, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 2006.

Commission expires 2-24, 2008

Susan A. Bodie
Notary Public

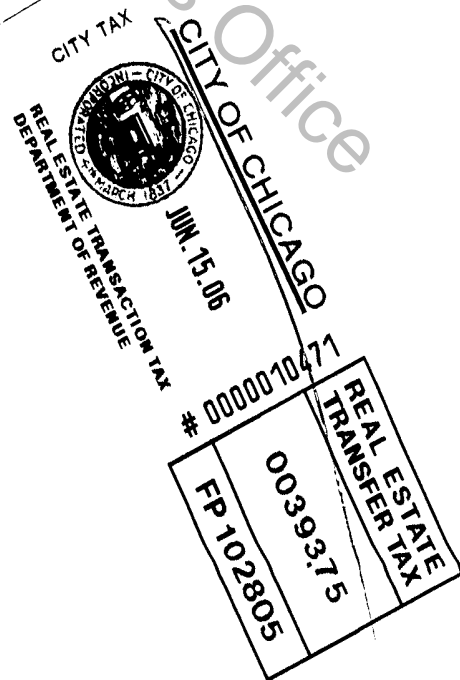
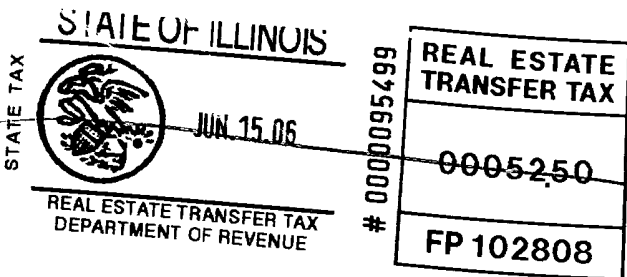
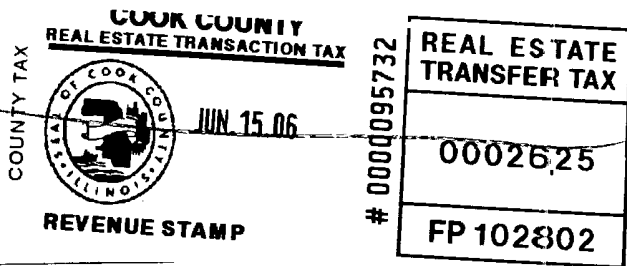


MAIL AFTER RECORDING TO:

Jovan Gavric
5822 N. Rogers
Chicago, IL 60646

MAIL TAX BILLS TO:

Jovan Gavric
5822 N. Rogers
Chicago, IL 60646



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EXHIBIT A

Legal Description

LOT 12 IN BLOCK 3 IN FRANK WELLS & COMPANY'S BOULEVARD SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No.: 16-23-102-024-0000

Property Address: 1216 S. Avers Ave.
Chicago, Illinois 60623

Property of Cook County Clerk's Office

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EXHIBIT B

Title Exceptions

1. Taxes for the years 2005 and 2006 not yet due and payable.
2. Terms, provisions, conditions and limitations contained in the Lawndale Conservation Project recorded May 20, 1968 as Document 20494541.

Property of Cook County Clerk's Office