



Doc#: 1331626049 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/12/2013 11:18 AM Pg: 1 of 3

1221  
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835816

Property of Cook County, Illinois

Above Space for Recorder's use only

**SPECIAL WARRANTY DEED**

THE GRANTOR, **FIRST SECURITY REAL PROPERTY, LLC**, an Illinois limited liability company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby remise, release, alien and convey to **FRANO MAROVIC and ROZA MAROVIC**, as joint tenants and not as tenants in common ("Grantee"), all interest in and to the following described real estate:

See Exhibit A which is attached hereto and incorporated herein;

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

Grantor will warrant and defend the right and title to the above described premises unto Grantee only against the claims of those persons claiming by, through or under Grantor, but not otherwise, subject to (a) covenants, conditions and restrictions of record; (b) public and utility easements; (c) acts done or suffered through Grantee; (d) existing leases and tenancies; (e) all special governmental taxes or assessments confirmed or unconfirmed; and (f) general real estate taxes not due and payable on the date hereof.

[SIGNATURE PAGE FOLLOWS]

Box 400-CTCC

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# UNOFFICIAL COPY

### (Signature page of Special Warranty Deed)

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 24th day of October, 2013.

**FIRST SECURITY REAL PROPERTY, LLC**  
an Illinois limited liability company

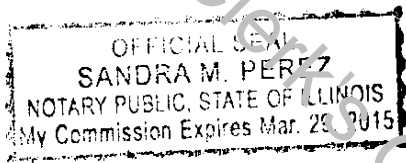
By: *Thomas J. Schnell*  
Thomas J. Schnell  
Authorized Officer

State of Illinois )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas J. Schnell personally known to me to be the Authorized Officer of First Security Real Property, LLC, an Illinois limited liability company and 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 the free and voluntary act of First Security Real Property, LLC for the uses and purposes therein set forth.


Given under my hand and official seal, this 24th day of October, 2013.

*Sandra M. Perez*  
NOTARY PUBLIC




This instrument was prepared by:

Robert E. Harig  
Gozdecki, Del Giudice, Americus & Farkas LLP  
One East Wacker Drive, Suite 1700  
Chicago, IL 60601

REAL ESTATE TRANSFER		10/25/2013
	COOK	\$297.50
	ILLINOIS:	\$595.00
	<b>TOTAL:</b>	<b>\$892.50</b>
13-08-411-032-0000   20131001606667   4DH22Q		

AFTER RECORDING, PLEASE MAIL TO and SEND SUBSEQUENT TAX BILLS TO:

FRANO MAROVIC  
6860 W. BAYN MAWR  
CHICAGO IL 60631

REAL ESTATE TRANSFER		10/25/2013
	CHICAGO:	\$4,462.50
	CTA:	\$1,785.00
	<b>TOTAL:</b>	<b>\$6,247.50</b>
13-08-411-032-0000   20131001606667   DQNFY		

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## EXHIBIT A

### Legal Description

LOTS 164 AND 165 IN WILLIAM ZELOSKY'S COLONIAL GARDENS SUBDIVISION OF THE WEST FRACTIONAL HALF OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5856 West Higgins Avenue, Chicago, Illinois 60630.

PIN: 13-08-411-032-0000

Property of Cook County Clerk's Office