

# UNOFFICIAL COPY

**PREPARED BY:**

**Michael R. Brancheau  
Higgins & Brancheau LLC  
200 West Adams Street  
Suite 2220  
Chicago, Illinois 60606**

Doc#. 2334706255 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/13/2023 02:52 PM Pg: 1 of 4

Dec ID 20231201688987  
ST/CO Stamp 0-984-129-584 ST Tax \$115.00 CO Tax \$57.50

**AFTER RECORDING MAIL  
TO:**

**Nandi Jorgolli  
Jorgolli Law, Ltd.  
17W480 22<sup>nd</sup> Street  
Oakbrook Terrace, Illinois 60181**

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

**SPECIAL WARRANTY DEED**

**FIRST AMERICAN TITLE  
FILE #3170387**



THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, effective as of December 6, 2023, receipt of which is hereby acknowledged, NATALIE PRZYBYLSKI N/K/A NATALIE GRISZ, a married woman ("Grantor"), does hereby GRANT, BARGAIN AND SELL to ALEKSANDAR SAVOVIC AND SVETLANA SAVOVIC, Husband and Wife as Joint Tenants with Rights of Survivorship, of 6835 Willow Springs Rd, Countryside, IL 60525 ("Grantees"), and its successors and assigns, FOREVER, the real property located in the City of Countryside, County of Cook, State of Illinois, and more particularly described in Exhibit A attached hereto and made a part hereof, together with, all and singular, the tenements, hereditaments, easements, rights-of-way and appurtenances belonging or in any wise appertaining to the same, subject solely to the matters set forth in Exhibit B attached hereto and made a part hereof.

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantees that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple subject, however, to the matters set forth in Exhibit B attached hereto and made a part hereof; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

The property described on Exhibit A attached hereto does not constitute homestead property for Grantor.

**\*\*\*THIS IS NOT HOMESTEAD PROPERTY WITH RESPECT TO THE GRANTOR AND HER SPOUSE\*\*\***

**ADDRESS OF REAL ESTATE:**

9907 W. 58<sup>th</sup> Street, Unit 4  
Countryside, Illinois 60525

**PERMANENT INDEX NUMBER:**

18-16-210-024-1004

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IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the date first written above.

**GRANTOR:**

By: Natalie Grisz  
Name: Natalie Przybylski n/k/a Natalie Grisz

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

On December 6, 2023, before me, Jenney Bell, a Notary Public in and for said County and State, personally appeared Natalie Przybylski n/k/a Natalie Grisz, both personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within the instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument the person, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Jenney Bell  
Notary Public  
My Commission Expires: \_\_\_\_\_

{SEAL}



**SEND SUBSEQUENT TAX BILLS TO:**

ALEKSANAR SAVOVIC  
6835 WILLOW SPRINGS RD  
COUNTRYSIDE, IL 60525

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## Exhibit A

### LEGAL DESCRIPTION

UNIT 9907-4 IN COUNTRYSIDE CONDOMINIUM, AS DELINEATED ON A SURVEY OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09066541, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 9907 W. 58<sup>th</sup> Street, Unit 4  
Countryside, Illinois 60525

TAX PARCEL NO. 18-16-210-024-1004

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## Exhibit B

### PERMITTED EXCEPTIONS

1. General real estate taxes and assessments for the year 2023, and subsequent years, not yet ascertainable or payable.

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2. Covenants, conditions and restrictions of record and building lines and easements, if any.
3. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
4. Easements for public utilities and drainage, as shown on the plat of subdivision.
5. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded November 12, 1999 as document 09066541 and any amendments thereto.

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