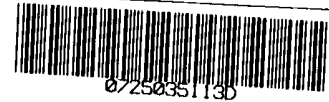


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WARRANTY DEED Individual to Tenants By The Entirety



Doc#: 0725035113 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/07/2007 10:10 AM Pg: 1 of 3

MAIL TO:

Renee Meltzer Kalman
Law Offices of Renee Meltzer Kalman, P.C.
20 N. Clark Street, Ste. 2450
Chicago, IL 60602-5110

NAME & ADDRESS OF TAXPAYER:

David A. Brown & Eileen Brown
3001 South Michigan Avenue,
Unit 2302
Chicago, Illinois 60616

CP
10/1

THE GRANTOR, RENAN M. KAROTTU married to Jancy Karottu, of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to DAVID A. BROWN and EILEEN BROWN, husband and wife, of Katy, Texas, Grantee's Address: 3307 Brinmont Place Lane, Katy, Texas 77494, not as tenants in common and not as joints tenants, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

MTC 260684

UNIT NUMBER 2302-3001 IN SOUTH COMMONS PHASE 1 CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF BLOCKS 92 AND 95 AND OF VACATED EAST 29TH STREET NORTH OF SAID BLOCK 92 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 50.0 FEET WEST OF THE NORTHWEST CORNER OF LOT 3 IN HARLOW M. HIGINBOTHAM'S SUBDIVISION OF PARTS OF LOTS 21, 22 AND 23 IN THE ASSESSOR'S DIVISION OF THE NORTH 173.7 FEET OF THE EAST 1/2 OF BLOCK 92 AFORESAID (SAID POINT BEING 8.0 FEET NORTH OF A LINE "X" DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN E. SMITH'S SUBDIVISION OF 3/4 OF THE WEST 1/2 OF BLOCK 92 AFORESAID TO THE NORTHWEST CORNER OF JOHN LONERGAN'S SUBDIVISION OF LAND IN THE NORTHWEST CORNER OF BLOCK 92 AFORESAID); THENCE WEST ALONG A LINE 8.0 FEET NORTH OF AND PARALLEL WITH SAID LINE "X", A DISTANCE OF 113.16 FEET; THENCE SOUTH PERPENDICULARLY TO SAID LINE "X", A DISTANCE OF 17.33 FEET; THENCE WEST ALONG A LINE 9.33 FEET SOUTH OF AND PARALLEL WITH SAID LINE "X", 184.69 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE NORTH LINE OF LOT 1, 60.0 FEET EAST OF THE NORTHWEST CORNER THEREOF IN JOHN LONERGAN'S SUBDIVISION AFORESAID, TO A POINT ON THE SOUTH LINE OF LOT 8, 60.0 FEET EAST OF THE SOUTHWEST CORNER THEREOF, IN COUNTY CLERK'S DIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 95 AFORESAID; THENCE SOUTH ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 833.18 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 95 TO A POINT ON A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF VACATED SOUTH INDIANA AVENUE; THENCE NORTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 850.27 FEET MORE OR LESS TO THE PLACE OF BEGINNING, TOGETHER WITH THAT PART OF BLOCK 98 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH

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LINE OF SAID BLOCK 98 WITH THE NORTHERLY EXTENSION OF A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 9 TO 16 BOTH INCLUSIVE IN THOMAS' SUBDIVISION OF THE EAST 1/2 OF SAID BLOCK 98; THENCE SOUTH ALONG SAID PARALLEL LINE TO THE EASTERLY EXTENSION OF A LINE 34.0 FEET NORTH OF A PARALLEL WITH THE SOUTH LINE OF LOTS 41 AND 60 TO 63 IN THOMAS AND BOONE'S SUBDIVISION OF BLOCK 98 AFORESAID; THENCE WEST ALONG SAID PARALLEL LINE TO THE POINT OF INTERSECTION WITH A LINE 60.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF LOTS 63 TO 78 BOTH INCLUSIVE IN THOMAS AND BOONE'S SUBDIVISION AFORESAID; THENCE NORTH ALONG SAID PARALLEL LINE AND ITS NORTHERLY EXTENSION TO A POINT ON THE NORTH LINE OF SAID BLOCK 98 AFORESAID THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 14, 1999 AS DOCUMENT NUMBER 99043982, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

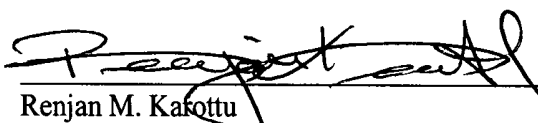
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinance; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

Permanent Real Estate Index Number: 17-27-310-093-1663

Property Address: 3001 South Michigan Avenue, Unit 2302 Chicago, Illinois 60616

Dated this 10 day of August, 2007.

 (Seal)
Renjan M. Karottu

 (Seal)
Jancy Karottu

NAME & ADDRESS OF PREPARER:
Benjamin W. Wong & Associates, Ltd.
2615 N. Sheffield Ave.
Chicago, IL 60614

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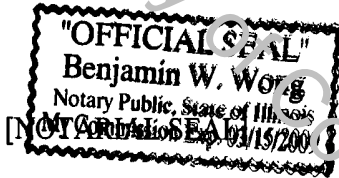
STATE OF ILLINOIS

}
} SS.
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COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Renjan M. Karottu and Jancy Karottu, is/are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 10 day of August, 2007.



Benjamin W. Wong

Notary Public

My Commission Expires: _____

CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
AUG. 30.07
CITY OF CHICAGO

| |
|-----------------------------|
| REAL ESTATE TRANSACTION TAX |
| 0141750 |
| FP 102812 |

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
AUG. 30.07
STATE OF ILLINOIS

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0018900 |
| FP 103027 |

COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
AUG. 30.07
COOK COUNTY

| |
|-----------------------------|
| REAL ESTATE TRANSACTION TAX |
| 0009450 |
| FP 103028 |