

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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1785637
WARRANTY DEED 1/2

THE GRANTORS,
Mohan Chiru and
Parvathi Chiru,
husband and wife,

of the City of Chicago, County of Cook,
State of Illinois,


For and in consideration of the sum of
TEN DOLLARS and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Linsey Rose
a single woman,
3001 S. Michigan Ave., Unit 2401
Chicago, IL 60616

the following described Real Estate situated in the County of Cook, in the State of Illinois, to
wit:

UNIT NUMBER 2401-3001 IN SOUTH COMMONS PHASE I 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 N. 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



1731806090

Doc# 1731806090 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2017 03:11 PM PG: 1 OF 4

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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 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.

STREET ADDRESS: 3001 S. Michigan Ave., Unit 2401, Chicago, IL 60616

PERMANENT TAX INDEX NUMBER: 17-27-310-093-1671

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (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 the property 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.


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of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 31st day of October, 2017.

Mohan Chiru
Mohan Chiru

Parvathi Chiru
Parvathi Chiru

REAL ESTATE TRANSFER TAX		13-Nov-2017
	CHICAGO:	937.50
	CTA:	375.00
	TOTAL:	1,312.50 *
17-27-310-093-1671 20171101649688 0-874-491-936		
*.Total.does.not.include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		14-Nov-2017
 	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50
17-27-310-093-1671 20171101649688 0-106-262-560		

Property of Cook County Clerk's Office

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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 Mohan Chiru and Parvathi Chiru, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 3rd day of October, 2017.



[Signature]
Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 11/16/19

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Linsey Rose
3001 S. Michigan Ave., Unit 2401
Chicago, IL 60616

Mail to: [Handwritten Arrow]

_____, IL _____

OR RECORDER'S OFFICE BOX NO. _____