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Doc# 2035322033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/18/2020 01:30 PM PG: 1 OF 4

Property of Cook County Clerk's Office

WARRANTY DEED

ORNTIC File Number:
Old Republic National Title
9601 Southwest Hghwy
Oak Lawn, IL 60453
312/641-7799

4

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WARRANTY DEED

THE GRANTORS,
Kimberly Heap,
a single woman

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
John Balaguras and
Barbara Balaguras,
Husband and wife,
2027 W Fletcher ST
Chicago IL 60618

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

UNIT NUMBER 207 AND P27 IN WHEELWORKS CONDOMINIUM, TOGETHER
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION
RECORDED AS DOCUMENT 85175306 AS AMENDED FROM TIME TO TIME, IN
SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 2510 N. Wayne Ave., Unit 207, Chicago, IL 60614
PERMANENT TAX INDEX NUMBER: 14-29-314-048-1024 & 14-29-314-048-1068

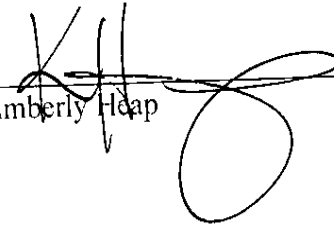
Subject only to the following permitted exceptions, provided none of which shall
materially restrict the reasonable use of the premises as a residence: (a) general real estate
taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and
ordinances; (c) the limitations and 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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9601 Southwest Highway
Oak Lawn, IL 60453
20121310 3/3



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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 21st day of: August, 2020.



Kimberly Heap

REAL ESTATE TRANSFER TAX		26-Aug-2020	
		COUNTY:	105.00
		ILLINOIS:	210.00
		TOTAL:	315.00
14-29-314-048-1024 20200801669115 0-599-437-792			

REAL ESTATE TRANSFER TAX		26-Aug-2020	
		CHICAGO:	1,575.00
		CTA:	630.00
		TOTAL:	2,205.00 *
14-29-314-048-1024 20200801669115 1-136-308-704			

* Total does not include any applicable penalty or interest due.

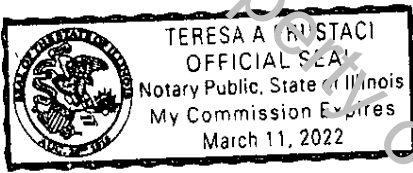
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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Kimberly Heap, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she 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 21st day of August, 2020.



Teresa A. Rustaci

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: _____

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:

John Balaguras
~~2510 N. Wayne Ave., Unit 207~~
~~Chicago, IL 60614~~

*2027 W Fletcher St
Chicago IL 60618*

Mail to:

~~Catherine Hwa~~
~~2300 N. Barrington Road, Ste. 400~~
~~Hoffman Estates, IL 60169~~

*John Balaguras
2027 W Fletcher St
Chicago IL 60618*

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