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WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Mail to:
Thomas J. Anselmo, Attorney
1771 W. Diehl Rd. Ste. 120,
Naperville, IL 60563

Subsequent tax bill to:
Daniel Haggerty
2510 N. Wayne Ave. #207,
Chicago, IL 60614

Prepared by:
Catherine Hwa, Attorney
2300 N. Barrington Rd, Ste. 400
Hoffman Estates IL 60169



Doc# 2114546139 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2021 03:11 PM PG: 1 OF 2

THE GRANTOR: Seller(s), John Balaguras and Barbara Balaguras, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration paid in hand, hereby convey(s) and warrant(s) unto:

^{A SINGLE MAN}

Grantee, Daniel Haggerty, of 2061 N. Southport, Unit 403, Chicago, IL 60614

To have and hold forever as taking title individually;

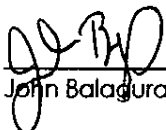
all its rights, title, and interest in that certain parcel of land with the buildings and improvements thereon, situate, lying, and being in the City of Chicago, County of Cook, and State of Illinois, bounded and described, to wit: (See attached Exhibit A for legal description).

Subject to: general real estate taxes not yet due and payable, covenants, conditions and restrictions of record, building lines and easements, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration if applicable, so long as they do not interfere with the current use and enjoyment of the property.

To have and to hold same unto Grantee, and unto Grantee's assign forever with all buildings and improvements thereon thereunto belonging. *This is not homestead property for Grantor - Seller.*

Permanent Index Number: 14-29-314-048-1024 (unit) & 14-29-314-048-1028 (parking)
Property Address: 2510 N. Wayne Ave. #207, Chicago, IL 60614, & P27


Dated this: 04/19/21.

 (Seal)
John Balaguras

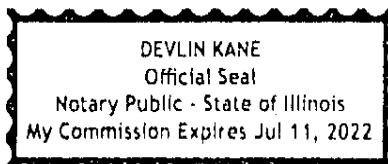
 (Seal)
Barbara Balaguras

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that John Balaguras and Barbara Balaguras personally known to me to be the same person(s) whose name is/are subscribed the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and notaries seal, this 04/19/21.

Commission expires: 07/11/2022  Notary Public

Chicago Title 219NW002197RM 1 OF 2 ASV



S Y
P 2
S Y-1
M _____
SC _____
E _____
INT RV

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LEGAL DESCRIPTION



Order No.: 21GNW002197RM

For APN/Parcel ID(s): 14-29-314-048-1024 and 14-29-314-048-1068

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.

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-May-2021
	CHICAGO:	2,088.75
	(TA)	835.50
	TOTAL:	2,924.25
14-29-314-048-1024 20210301683669 0-245-375-248		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		10-May-2021
	COUNTY:	139.25
	ILLINOIS:	278.50
	TOTAL:	417.75
14-29-314-048-1024 20210301683669 1-540-006-160		