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Doc#: 2215717178 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/06/2022 03:37 PM Pg: 1 of 3

Dec ID 20220501631486
ST/CO Stamp 1-310-744-656 ST Tax \$800.00 CO Tax \$400.00
City Stamp 0-738-959-440 City Tax: \$8,400.00

2231079

RETURN AFTER RECORDING:

CHARLES WHALEN
~~1355 W WINNEMAC~~
~~UNIT 3~~
~~CHICAGO, IL 60640~~

WARRANTY DEED
Individual to individual

2020 WOODMOOR DR
FORT WAYNE IN
46804

GRANTOR, Sheila Downey Ballintine, n/k/a Sheila Gussak, n/k/a Sheila Gussak married to Georg Gussak, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, CONVEYS, GRANTS and WARRANTS to the GRANTEE Charles Whalen, ~~single and never married~~, the following described real estate situated in the County of Cook, State of Illinois to-wit:


** DIVORCED AND SINCE NOT REMARRIED*
SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: Real estate taxes for the second installment of 2021, which are not yet due and payable; conditions, covenants and restrictions of record including those of the Declaration of Condominium recorded as document number 1810816057; building lines and easements of record, so long as it does not interfere with the current use and enjoyment of the property, and hereby waiving the homestead laws of the State of Illinois.

Permanent Index Number: 14-08-311-078-1003

Property Address: 1355 W. Winnemac, Unit 3, Chicago, IL 60640

DATED this 2 day of June, 2022.


Sheila Downey Ballintine, n/k/a Sheila Gussak


Gerog Gussak

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

REAL ESTATE TRANSFER TAX 06-Jun-2022
CHICAGO: 6,000.00
CTA: 2,400.00
TOTAL: 8,400.00 *

14-08-311-078-1003 | 20220501631486 | 0-738-959-440
* Total does not include any applicable penalty or interest due.

_____ sign this document for the sole purpose of waiving or releasing any applicable homestead interest.

REAL ESTATE TRANSFER TAX 06-Jun-2022
COUNTY: 400.00
ILLINOIS: 800.00
TOTAL: 1,200.00
14-08-311-078-1003 | 20220501631486 | 1-310-744-656

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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 that Sheila Downey Ballintine, n/k/a Sheila Gussak and Georg Gussak the above-named person(s) personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she and he signed sealed and delivered said instrument as her and his free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 2 day of June, 2022

Rosemarie Nowicki

(SEAL)



This document prepared by:
Jodiann N. Pacer, Esq.
824 S Scoville
Oak Park IL 60304

SEND FUTURE TAX BILLS to: *CHARLES WAHLEN*
~~1355 W. WINDYBARK~~
~~UNIT 11~~
~~CHICAGO IL 60640~~
2020 WOODMOOR DR
FORT WAYNE IN
46804

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File No: 2231079

EXHIBIT "A"

PARCEL 1:

UNIT 3 IN 1355 WEST WINNEMAC CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 (EXCEPT THE SOUTH 8 FEET THEREOF) IN BLOCK "C" IN CHYTRAUS' ADDITION TO ARGYLE, IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1810816057, TOGETHER WITH ITS UNDIVIDED PERCENTAGE OWNERSHIP INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE G-3 AND ROOFTOP FOR UNIT 3, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 1810816057.

COMMONLY KNOWN AS: 1355 W. Winnemac, Unit 3, Chicago, IL 60640

PERMANENT INDEX NUMBER: 4-18-311-078-1003

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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Commitment for Title Insurance (8-1-2016)
Technical Correction 4-2-2018
Schedule A

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