

# UNOFFICIAL COPY

WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL

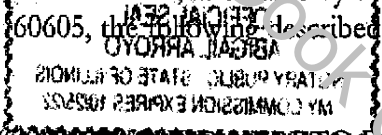
Doc#: 1900955018 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/09/2019 01:08 PM Pg: 1 of 3

Dec ID 20190101671470  
ST/CO Stamp 0-909-653-664 ST Tax \$398.00 CO Tax \$199.00  
City Stamp 1-573-639-840 City Tax: \$4,179.00

MAIL TO:

MATT KREIKEMEIER  
1334 SOUTH WABASH UNIT C  
CHICAGO, IL 60605

GRANTOR(S), Mary A. Nieweglowski AKA Mary A. Pegg, a married woman, of the City of Chicago, County of Cook, 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 of which is hereby acknowledged, CONVEY(S) and WARRANTY(S) to the GRANTEE(S), Matthew Kreikemeier and Anne Kreikemeier, husband and wife, as tenants by the entirety, currently of 900 South Clark, Unit 1205, Chicago, Illinois 60605, the following described real estate situated in the County of Cook, State of Illinois, to-wit:



SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 forever.

Permanent Index Numbers: 17-22-103-054-1003  
Property Address: 1334 S Wabash Ave. Unit C, Chicago, IL 60605-2590

DATED this 17 day of December, 2018.

Grantor(s):

Mary A. Pegg  
Mary A. Nieweglowski AKA Mary A. Pegg

Robert Pegg  
Robert Pegg, waiving homestead rights only

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State of IL )  
SS )  
County of Cook )

I, the undersigned, a Notary Public in and for said City and County aforesaid DO HEREBY CERTIFY that Mary A. Nieweglowski AKA Mary A. Pegg and Robert Pegg identified to me to be the same person(s) whose name(s) is/are subscribed to the Warranty Deed for 1334 S Wabash Ave. Unit C, Chicago, IL 60605-2590 appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of December, 2018.

Abigail Arroyo  
(SEAL)



This document prepared by:

CONNIE SPENCER  
SPENCER & ROZWADOWSKI, LLP  
1 Westbrook Corporate Center Suite 300  
Westchester, IL 60154

Send future tax bills to:

Matthew and Anne Kreikemeier  
1334 S Wabash Ave. Unit C  
Chicago, IL 60605-2590

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## LEGAL DESCRIPTION

Order No.: 18GSA192026LP

For APN/Parcel ID(s): 17-22-103-054-1003

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PARCEL 1:

UNIT NUMBER 1334C AND P-3 IN FILMWORKS II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 52.00 FEET OF LOT 2 (EXCEPT THE NORTH 16.89 FEETH THEREOF); TOGETHER WITH THE EAST 52 FEET OF LOTS 3 AND 4, ALL IN BLOCK 10 IN ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 52 FEET OF LOT 36 IN HARRINGTON'S ADDITION TO BLOCK 17 IN ASSESSOR'S DIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 5, 1998 AS DOCUMENT 98006589 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENTS RECORDED JUNE 12, 1995, AS DOCUMENT 95380567.

Cook County Clerk's Office