

# UNOFFICIAL COPY



1114455061

Doc#: 1114455061 Fee: \$42.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 05/24/2011 02:05 PM Pg: 1 of 4

Doc#: 1101155011 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2011 11:00 AM Pg: 1 of 3

## WARRANTY DEED

Property of Cook County

THE GRANTOR, **1307 W. Wrightwood, LLC**, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to DENNY C. FISH of 1255 S. Milwaukee, Denver, CO, GRANTEE, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

*1255 S. Milwaukee*

See **Exhibit A** attached hereto and incorporated herein by this reference.

*THIS DOCUMENT IS BEING RECORDED TO ATTAIN EXHIBIT "A"*  
Subject only to: (1.) general real estate taxes not yet due and payable; (2.) special taxes and assessments for improvements not yet completed (none are anticipated); (3.) applicable zoning and building laws and ordinances; (4.) covenants, conditions, restrictions and building lines of record; (5.) party wall rights and agreements, and encroachments, if any, (and particularly of the Condominium itself) that do not reasonably interfere with Purchaser's ability to occupy and enjoy the Residence; (6.) the rights, easements, restrictions, conditions and reservations contained in the Declaration and reservations by the Condominium Association and Developer to themselves, their successors and assigns; (7.) public, private and utility easements of record; (8.) limitations and conditions imposed by the Condominium Property Act of Illinois ("the Act"); (9.) installments due at or after Closing for assessments levied pursuant to the Declaration; (10.) acts done or suffered by Purchaser; (11.) Such other matters of record which Purchaser reasonably accepts or to which the Title Insurer commits to insure Purchaser against loss or damage; (12.) the certain easement agreement(s) regarding the sharing of rights, obligations and expenses by and among the Association, the Unit Owners (as defined in the Declaration) and the owner of the Commercial Area (if any as defined in the Declaration and such easement, if any); and (13.) Terms, limitations & Conditions of Seller's Warranties (if any). (Collectively the "Permitted Exceptions").

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers  
14-29-315-005-0000  
14-29-315-018-0000

Address of Real Estate  
1307 W. Wrightwood, Unit 206  
Chicago, Illinois 60614

*44 J*

*6/12/11  
6712-556  
6712-775*

FREEDOM TITLE CORP.

*4 7*

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(PINs affect subject property and other property)

Grantor also hereby grants to the Grantee, Grantee's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the said Declaration of Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

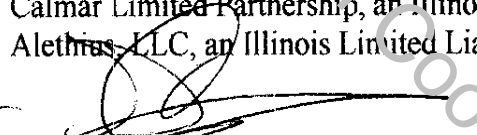
Dated this 17<sup>th</sup> day of December, 2010.

**GRANTOR:**

1307 W. Wrightwood, LLC an Illinois Limited Liability Company

By: Calmar Limited Partnership, an Illinois Limited Partnership, its Managing Member

By: ~~Alethias LLC~~, an Illinois Limited Liability Company

By:   
Giacomo Caliando, Member and Authorized Agent

**Send subsequent tax bills to:**

Denny C. Fish  
~~1307 W. Wrightwood, #206~~  
Chicago, IL 60614

**After recording send to:**

1255 S. Milwaukee Denny Fish  
Denver CO 80210 1255 S. Milwaukee  
Denver CO 80210

**This instrument was prepared by:**

Bernard F. Crotty  
Pittacora & Crotty, LLC  
Attorneys at Law  
9550 W. Bormet Dr., Suite 205  
Mokena, IL 60448

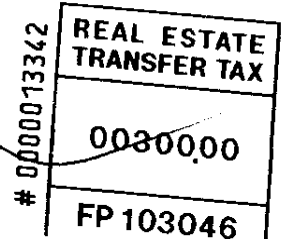
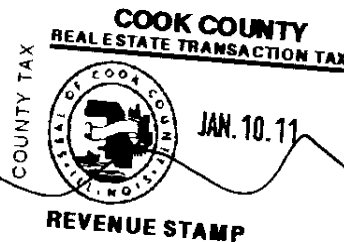
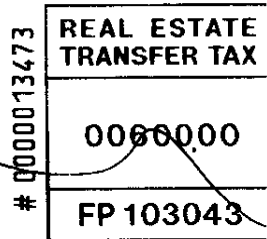
City of Chicago  
Dept. of Revenue  
608362



Real Estate  
Transfer  
Stamp  
\$6,300.00

1/7/2011 11:19  
dr00766

Batch 2,283,668



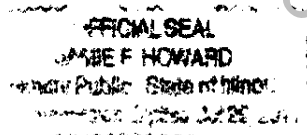
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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Giacomo Caliendo, as Member and authorized agent of Alethius, LLC, an Illinois Limited Liability Company, as the general partner of Calmar Limited Partnership, an Illinois limited partnership, as managing member of 1307 W. Wrightwood, LLC, an Illinois Limited Liability Company (the "Company"), personally known to me to be the same person whose name is subscribed to the foregoing instrument as such capacity, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and that of the Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of December, 2010.

*James F. Howard*  
Notary Public



*Oct, 29, 2011*

Property of Cook County Clerk's Office

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## EXHIBIT A

UNIT 206 AND PARKING UNIT P-27 AND PARKING UNIT P-28 IN THE WRIGHTWOOD CROSSING CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1022531046 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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