

UNOFFICIAL COPY

EXECUTED the 25th day of September, 2002.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, subject to the Permitted Encumbrances, unto Grantees, their successors, heirs, legal representatives, administrators, and assigns, FOREVER, and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantees, their successors, legal representatives, and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2002, which have been prorated as agreed by Grantor and Grantees.

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

P.I.N.: Not Divided; part of 17-03-110-002, 004, 009 and 110

Commonly known as: Unit 7 West, and P32, P33 and P37, 65 E. Goethe, Chicago, Illinois 60610

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Know All Men by These Presents That Fordham 65 E. Goethe L.L.C., a Delaware limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid, by John H. Simpson as Trustee of the John H. Simpson Investment Trust dated September 5, 1997 (whether one or more, the "Grantees") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantees the following described property,

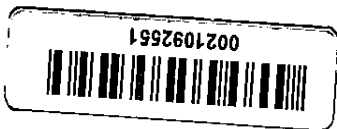
to-wit:

Robert Maganuco
Sidley Austin Brown & Wood
Bank One Plaza
10 S. Dearborn St.
Chicago, IL 60603

Michael D. Miselman, Esq.
D'Ancona & Flaum LLC
M1 E. Wacker Drive, Suite 2800
Chicago, IL 60601
After Recording, Mail To:

Prepared by:

SPECIAL WARRANTY DEED

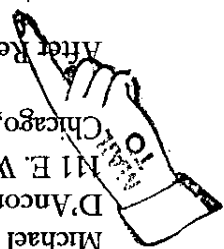


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Cook County Recorder 32.50

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COOK COUNTY CLERK
5005-10-07 11:11:18
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FORDHAM 65 E. GOETHE L.L.C., a Delaware limited liability company

By: Fordham Goethe Management, L.L.C., a Delaware limited liability company, Member

By: The Fordham Company, an Illinois corporation
By: Christopher T. Carley, Chairman of the Board

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher T. Carley, personally known to me to be the Chairman of the Board of The Fordham Company, an Illinois corporation, which is the Manager of Fordham 65 Goethe Management L.L.C., a Delaware limited liability company which is Manager of Fordham 65 E. Goethe L.L.C., a Delaware limited liability company, and 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 he, as such President, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company as manager as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of September, 2002.

[Signature]
Notary Public
My commission expires: 8/13/05

OFFICIAL SEAL
WILLIAM J. COTTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-13-2005

City of Chicago
Dept. of Revenue
289984
Real Estate
Transfer Stamp
\$21,000.00
10/04/2002 10:35 Batch 03169 17

STATE OF ILLINOIS
STATE TAX
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REAL ESTATE
TRANSFER TAX
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FP 326669

STATE OF ILLINOIS
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COOK COUNTY
REAL ESTATE TRANSACTION TAX
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REAL ESTATE
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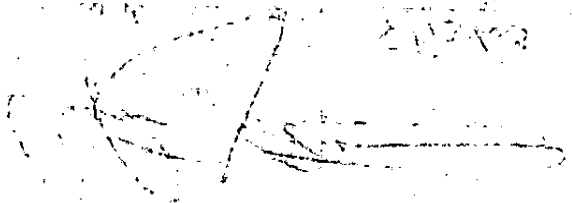
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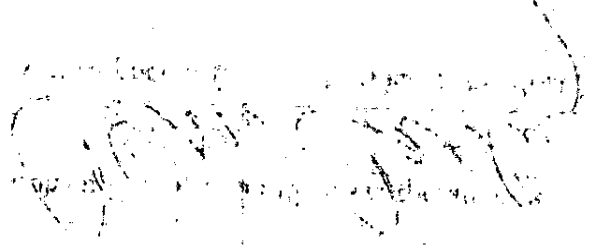
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2013/1/23



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UNITS 7 WEST AND P32, P33 AND P37 IN 65 E. GOETHE CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

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PARCEL 1:

LOT 4 AND LOT 3 (EXCEPT THAT PART OF LOT 3 LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH BOUNDARY OF LOT 3, 21 FEET 11 INCHES WEST OF THE NORTHEAST CORNER TO A POINT IN THE SOUTH BOUNDARY OF LOT 3, 14 FEET 4 7/8 INCHES WEST OF THE SOUTHWEST CORNER) IN SUBDIVISION OF LOTS 4 TO 7 INCLUSIVE, AND VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H. O. STONES SUBDIVISION OF ASTORS ADDITION TO CHICAGO IN THE NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF THE FOLLOWING TAKEN AS A TRACT: THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH BOUNDARY OF LOT 2, 3 FEET AND 1 5/8 INCHES EAST OF THE SOUTHWEST CORNER THEREOF; TOGETHER WITH THAT PART OF LOT 3 LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH BOUNDARY OF SAID LOT 3, 21 FEET AND 11 INCHES WEST OF THE NORTHEAST CORNER TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 3, 14 FEET AND 4 3/4 INCHES WEST OF THE SOUTHEAST CORNER. ALL IN SUBDIVISION OF LOTS 4, 5, 6 AND 7 AND VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H. O. STONES SUBDIVISION OF ASTORS ADDITION TO CHICAGO IN THE NORTH RANGE 14, WEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 AND 2 (EXCEPT THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF LOT 2, 3 FEET 1 5/8 INCHES EAST OF THE NORTHWEST CORNER TO THE POINT ON SOUTH BOUNDARY OF LOT 2, 10 FEET 7 7/8 INCHES EAST OF SOUTHWEST CORNER) IN SUBDIVISION OF LOTS 4 TO 7 AND VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H. O. STONES SUBDIVISION OF ASTORS ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER (1/4) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Grantor also hereby grants to Grantees and Grantees' personal representatives, successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in the above-mentioned Declaration of Condominium and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium for the benefit of the remaining property described therein.

The exclusive right to the use of Storage Space Limited Common Element Number 21 as delineated on the aforesaid Plat of Survey.

AND

which Plat of Survey is attached as Exhibit D to the Declaration of Condominium Recorded August 21, 2002 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0020920698, together with a percentage of the Common Elements appurtenant to the Unit as set forth in said Declaration of Condominium (the "Declaration").

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THE EAST HALF (1/2) OF FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF LOT 2 LYING WEST AND 1 5/8 INCHES EAST OF NORTHWEST CORNER TO A POINT ON SOUTH BOUNDARY OF SAID LOT 2, 10 FEET 7 7/8 INCHES EAST OF SOUTHWEST CORNER THEREOF; ALSO OF THAT PART OF LOT 3 LYING EAST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF SAID LOT 3, 21 FEET 11 INCHES WEST OF NORTHEAST CORNER TO A POINT ON THE SOUTH BOUNDARY OF LOT 3, 14 FEET 4 3/4 INCHES WEST OF SOUTH EAST CORNER ALL IN SUBDIVISION OF LOTS 4 TO 7 AND THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT 7 IN BLOCK 6 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER (1/4) OF SECTION 3, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

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CONSTITUTIONAL PROVISIONS RELATIVE TO THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

SECTION 1. The Clerk of the Superior Court shall be elected by the voters of the county for a term of four years, and shall hold office until his successor is elected and qualified.

SECTION 2. The Clerk of the Superior Court shall be a resident of the county in which he holds office, and shall be a qualified elector of the county.

ARTICLE 10

SECTION 1. The Clerk of the Superior Court shall be elected by the voters of the county for a term of four years, and shall hold office until his successor is elected and qualified.

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SECTION 2. The Clerk of the Superior Court shall be a resident of the county in which he holds office, and shall be a qualified elector of the county.

SECTION 3.

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(1) current non-delinquent real estate taxes and taxes for subsequent years;

(2) the Illinois Condominium Property Act;

(3) the Declaration;

(4) applicable zoning, planned unit development and building laws, ordinances and restrictions;

(5) leases and licenses affecting the Common Elements;

(6) Building line 8 feet from Goethe Street, as shown on the Plat of Subdivision of Lots 4, 5, 6 and 7 and vacated alley aforesaid;

(7) Terms and conditions of the Covenant recorded May 21, 2001 as Document Number 0010428623 regarding the maintenance and repair of sewer lines; and

(8) acts done or suffered by Grantee

Permitted Exceptions

EXHIBIT B

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