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0320527073

Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 07/24/2003 11:33 AM Pg: 1 of 6

SPECIAL WARRANTY DEED

010329031551167
Prepared by:

Michael D. Miselman, Esq.
D'Ancona & Pflaum LLC
111 E. Wacker Drive, Suite 2800
Chicago, IL 60601

After Recording, Mail To:

Jason Tadych
Barack Ferrazzano Kirschbaum Perlman
& Nagelberg LLC
333 West Wacker Drive, Suite 2700
Chicago, IL 60606

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 Bernard Freibaum, (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:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Units 5 North, a part of 5 West and P46 and P47, 65 E. Goethe,
Chicago, Illinois 60610

P.I.N.: Not Divided; part of 17-03-110-002, 004, 009 and 010

(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").

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.

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EXECUTED the 17th day of July, 2003.

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: Walter Rebenson
Walter Rebenson, Chief Operating Officer

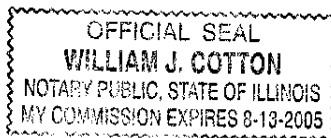
STATE OF ILLINOIS §
 §
COUNTY OF COOK §

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Walter Rebenson, personally known to me to be the Chief Operating Officer of The Fordham Company, an Illinois corporation, which is the Manager of Fordham 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 21st day of July, 2003.

William J. Cotton
Notary Public

My commission expires: 8/13/05



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EXHIBIT A

PARCEL A:

UNIT 5 NORTH,

THAT PART OF UNIT 5 WEST AND THE COMMON ELEMENT SPACE BETWEEN UNIT 5 WEST AND UNIT 5 NORTH, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: BEGINNING AT A SOUTHWEST CORNER OF UNIT 5 NORTH, SAID CORNER BEING NEAR THE SOUTHEAST CORNER OF AN ADJOINING BALCONY, THE NEXT 8 COURSES BEING ALONG SOUTHERLY AND WESTERLY PERIMETER LINES OF SAID UNIT 5 NORTH; THENCE SOUTH 90°00'00" EAST 17.57 FEET; THENCE SOUTH 00°00'00" WEST 9.42 FEET; THENCE SOUTH 90°00'00" EAST 2.35 FEET; THENCE NORTH 00°00'00" EAST 1.16 FEET; THENCE SOUTH 90°00'00" EAST 1.50 FEET; THENCE SOUTH 00°00'00" WEST 2.00 FEET; THENCE NORTH 90°00'00" WEST 0.28 FEET; THENCE SOUTH 90°00'00" WEST 6.65 FEET; THENCE NORTH 89°58'18" WEST 0.47 FEET; THENCE SOUTH 00°00'00" WEST 9.35 FEET; THENCE NORTH 90°00'00" WEST 0.75 FEET; THENCE SOUTH 00°00'00" WEST 2.00 FEET; THENCE SOUTH 90°00'00" EAST 0.75 FEET; THENCE SOUTH 00°00'00" WEST 9.57 FEET; THENCE SOUTH 86°03'00" WEST 20.36 FEET; THENCE NORTH 03°01'24" WEST 0.44 FEET TO A NORTHERLY LINE OF UNIT 5 WEST, AFORESAID; THE NEXT 15 COURSES BEING ALONG NORTHERLY AND WESTERLY PERIMETER LINES OF SAID UNIT 5 WEST; THENCE SOUTH 86°44'41" WEST 3.31 FEET; THENCE NORTH 03°01'24" WEST 2.50 FEET; THENCE SOUTH 86°43'42" WEST 0.41 FEET; THENCE NORTH 03°15'33" WEST 9.83 FEET; THENCE NORTH 86°43'42" EAST 0.38 FEET; THENCE NORTH 03°15'33" WEST 2.50 FEET; THENCE SOUTH 86°43'42" WEST 0.38 FEET; THENCE NORTH 03°15'36" WEST 9.84 FEET; THENCE NORTH 86°43'42" EAST 0.38 FEET; THENCE NORTH 03°15'36" WEST 2.50 FEET; THENCE SOUTH 86°43'42" WEST 0.38 FEET; THENCE NORTH 03°15'33" WEST 9.85 FEET; THENCE SOUTH 90°00'00" EAST 0.32 FEET; THENCE NORTH 03°15'33" WEST 1.49 FEET; THENCE SOUTH 90°00'00" EAST 5.25 FEET; THENCE NORTH 00°00'00" EAST 0.55 FEET TO THE POINT OF BEGINNING AND

PARKING SPACE UNITS P46 AND P47 IN 65 E. GOETHE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

LOT 4 AND LOT 3 (EXCEPT THAT PART OF LOT 3 LYING EAST OF THE 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 ³/₄ INCHES WEST OF THE SOUTHEAST CORNER) IN SUBDIVISION OF LOTS 4 TO 7 INCLUSIVE, AND VACATED ALLEY LYING WEST OF AND

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ADJOINING SAID LOT 7 IN BLOCK 6 IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST $\frac{1}{2}$ 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 $1\frac{5}{8}$ INCHES EAST OF THE NORTHWEST CORNER TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 2, 10 FEET 7 AND $\frac{7}{8}$ 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 $4\frac{3}{4}$ 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. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL $\frac{1}{4}$ 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 $1\frac{5}{8}$ INCHES EAST OF THE NORTHWEST CORNER TO THE POINT ON SOUTH BOUNDARY OF LOT 2, 10 FEET $7\frac{7}{8}$ 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. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER ($\frac{1}{4}$) OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE EAST HALF ($\frac{1}{2}$) OF FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 2 LYING WEST OF A LINE DRAWN FROM A POINT ON NORTH BOUNDARY OF LOT 2, 3 FEET AND $1\frac{5}{8}$ INCHES EAST OF NORTHWEST CORNER TO A POINT ON SOUTH BOUNDARY OF SAID LOT 2, 10 FEET $7\frac{7}{8}$ 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 THE NORTHEAST CORNER TO A POINT ON THE SOUTH BOUNDARY OF LOT 3, 14 FEET $4\frac{3}{4}$ 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 ($\frac{1}{4}$) OF SECTION 3, TOWNSHIP 39

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NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Which Survey is attached as Exhibit "D" to the Declaration of Condominium Recorded August 21, 2002 as Document Number 0020920698 as amended from time to time, together with its undivided percentage interest in the Common Elements.

AND

PARCEL B


The exclusive right to the use of Storage Space Number 8, a limited common element, as delineated on the survey attached to the Declaration of Condominium.

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.

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.

CITY TAX

CITY OF CHICAGO



JUL.24.03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005701

REAL ESTATE TRANSFER TAX
3644625
FP326675

STATE TAX

STATE OF ILLINOIS



JUL.24.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000006074

REAL ESTATE TRANSFER TAX
0485950
FP326703

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL.24.03

REVENUE STAMP

0000003939

REAL ESTATE TRANSFER TAX
0242975
FP326657

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EXHIBIT B

Permitted Exceptions

- (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.