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1032
SPECIAL WARRANTY DEED

Prepared by:

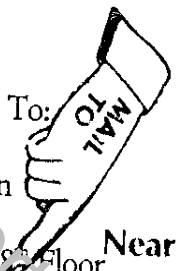
Grantor
Fordham 65 E. Goethe L.L.C.,
a Delaware limited liability company
4 East Huron
Chicago, IL 60601



Doc#: 0428627120
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/12/2004 12:29 PM Pg: 1 of 4

After Recording, Mail To:

Karen Osiecki Meehan
Gould & Ratner
222 N. LaSalle Street, 22nd Floor
Chicago, IL 60601


Near North National Title Corp
222 North LaSalle Street
Chicago, Illinois 60601

KNNT 01041000

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 Ellen S. Beda and Bruce Beda, as Tenants in Common, each as to an undivided one-half interest, (whether one or more, the "Grantees") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, WARRANTED and CONVEYED and by these presents does GRANT, BARGAIN, SELL, WARRANT and CONVEY unto Grantees the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Units 6 West and P30 and P31, 65 E. Goethe, Chicago, Illinois 60610

P.I.N.: 17-03-110-012-1014, 17-03-110-012-1050 and 17-03-110-012-1051

(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 2003, which have been allocated as agreed by Grantor and Grantees.

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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 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.

EXECUTED the 30th day of June, 2004.

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

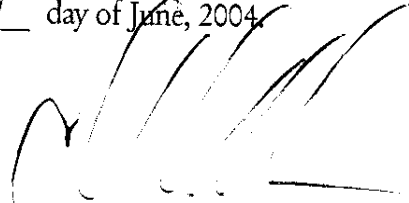
STATE OF ILLINOIS

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§
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COUNTY OF COOK

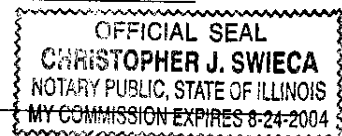
The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Walter Rebenson, personally known to me to be the Chief Operating Officer of The Fordham Company, an Illinois corporation, which is the Manager of Fordham Goethe Management L.L.C., a Delaware limited 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 officer, 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 30th day of June, 2004.



Notary Public

My commission expires: _____



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Exhibit A

Parcel A:

Unit 6 West and Parking Space Units P-30 and P-31 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 adjoining said Lot 7 in Block 6 in H.O. Stone's Subdivision of Astor's Addition to Chicago in the Northwest Fractional 1/4 of Section 3, Township 39 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 Northwest corner to a point on the South boundary of said Lot 2, 10 feet 7 and 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 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 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 North West 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. 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:

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, 3 feet 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 the Northeast corner to a point on the South boundary of Lot 3, 14 feet 4 3/4 inches West of Southeast 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.

Which survey is attached as Exhibit "D" attached 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.

Parcel B:




The exclusive right to the use of Storage Space Number S-23, a limited common element, as delineated on the survey attached to the Declaration of Condominium.

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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; Provided the Building and Unit are in compliance therewith and they do not interfere with the use of the Premises for residential purposes;
- (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;
- (8) Encroachment of the cornice above the 8th floor over the south line onto adjoining property by as much as 1.93 feet more or less at the southwest corner of the building and by as much as 1.88 feet more or less at the southeast corner of the building
- (8) acts done or suffered by Grantee.

STATE TAX  OCT.-7.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000008128	REAL ESTATE TRANSFER TAX 02100.00 FP326703	CITY TAX  OCT.-7.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE CITY OF CHICAGO	# 0000007675	REAL ESTATE TRANSFER TAX 15750.00 FP326675
COUNTY TAX  OCT.-7.04 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000005988	REAL ESTATE TRANSFER TAX 01050.00 FP326657			