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SPECIAL WARRANTY DEED

Prepared by:

Fordham 21 E. Huron L.L.C.

4 E. Huron Street

Chicago, IL 60611

After Recording, Mail To:

Ryan Phillips

21 E. Huron #1502

Chicago, IL 60611



Doc#: 0435227014

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 12/17/2004 09:51 AM Pg: 1 of 4

Know All Men By These Presents That on this 12th day of November, 2004, Fordham 21 E. Huron 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 Ryan Phillips whether one or more, (the "Grantee") 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 Grantee the following described property, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: Unit(s) 1502, 21 E. Huron, Chicago, Illinois 60611

P.I.N.: Not Divided; part of 17-10-107-009

(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 Grantee, its 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 Grantee, its 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 the Permitted Encumbrances.

GRANTOR ALSO HEREBY GRANTS TO GRANTEEES AND GRANTEEES' SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM HEREINAFTER DESCRIBED, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND

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

01041167 104286

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ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS, AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

FORDHAM 21 E. HURON L.L.C., a Delaware limited liability company

By: THE FORDHAM COMPANY, an Illinois corporation, manager

By: Walter A. Rebenson
Walter A. Rebenson, Chief Operating Officer

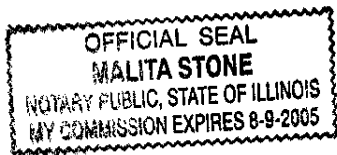
STATE OF ILLINOIS)

)

COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, does hereby certify that Walter A. Rebenson, Chief Operating Officer of The Fordham Company, which is the manager of Fordham 21 E. Huron L.L.C., a limited liability company formed under the laws of the State of Delaware, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said The Fordham Company for the uses and purposes therein set forth.

GIVEN under my hand and official on November 12, 2004.



Malita Stone
Notary Public

My commission expires: 8/9/05

Mai Tax Bill to:
Ryan Phillips
21 E. Huron #1502
Chicago, IL 60611

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EXHIBIT A

PARCEL A:

UNIT 1502 IN THE PINNACLE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE PINNACLE CONDOMINIUM, WHICH PLAT OF SURVEY IS OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 120 FEET OF LOTS 9 AND 10 IN THE ASSESSOR'S DIVISION OF BLOCK 39 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

AND IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED November 1, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0430644109 AS AMENDED FROM TIME TO TIME (THE "DECLARATION"), TOGETHER WITH THE UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED NOVEMBER 1, 2004 AS DOCUMENT NUMBER 0430644108 (THE "ECR"), FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-547, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:




THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-19, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

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EXHIBIT B

Permitted Encumbrances

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration;
- (4) the ECR;
- (5) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) leases and licenses affecting the Common Elements;
- (7) easements reserved to the Unit Owner of the Commercial Unit as defined in the Declaration;
- (8) matters insured over by the title insurance company issuing an owner's title insurance policy in favor of Grantee;
- (9) encroachment of a two-story concrete building with stucco face over and onto The Pinnacle Condominium by about .13 feet at the West lot line; and
- (10) acts done or suffered by Grantee.

STATE TAX  DEC. 16.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000008366	REAL ESTATE TRANSFER TAX 00447.50 FP326703	CITY TAX  DEC. 16.04 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE CITY OF CHICAGO	# 0000007906	REAL ESTATE TRANSFER TAX 03356.25 FP326675
COUNTY TAX  DEC. 16.04 COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000006227	REAL ESTATE TRANSFER TAX 00223.75 FP326657			