



Doc#: 0609420050 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2006 08:13 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Prepared by:  
Grantor  
Fordham 65 E. Goethe L.L.C.,  
a Delaware limited liability company  
101 East Erie Street, Suite 960  
Chicago, IL 60611

After Recording Mail To:  
Dennis W. Winkle  
3051 Oak Grove Drive  
Suite 220  
Downers Grove, Illinois 60515-1181

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, North Star Trust Company, as trustee under Trust Agreement dated March 21, 2006, known as Trust No. 80-9501, (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: Unit 4 E, P22 and P45, 65 E. Goethe, Chicago, Illinois 60610

P.I.N.: 17-03-110-012-1010, 17-03-110-012-1042, and 17-03-110-012-1065.

(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 years 2005 and 2006, which have been allocated as agreed by Grantor and Grantees.

Near North National Title  
222 N. LaSalle  
Chicago, IL 60601

0609420050

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# UNOFFICIAL COPY

## EXHIBIT A

### Parcel A:

Unit 4E and Parking Space Unit P-22 and P-45 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 17, a limited common element, as delineated on the survey attached to the Declaration of Condominium.

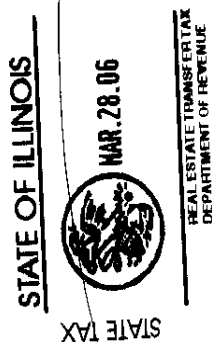
# UNOFFICIAL COPY

## 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 8<sup>th</sup> 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.

REAL ESTATE TRANSFER TAX	02320.00	FP326703
# 0000010792		



REAL ESTATE TRANSFER TAX	011600.0	FP326657
# 0000008651		



Real Estate  
Transfer Stamp  
\$17,409.00



City of Chicago  
Dept. of Revenue  
426297  
03/28/2006 13:25  
Batch 02504 48

# UNOFFICIAL COPY

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.

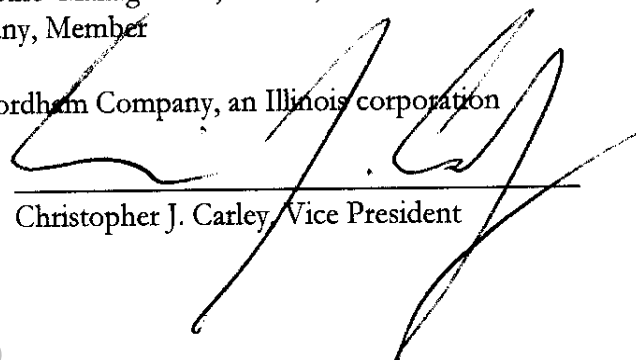
This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in the Declaration, the same as though the provisions of the Declaration of Condominium were recited and stipulated at length.

EXECUTED the 24th day of March, 2006.

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 J. Carley Vice President

STATE OF ILLINOIS

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§  
§

COUNTY OF DUPAGE

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher J. Carley, personally known to me to be a Vice President 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 24<sup>th</sup> day of March, 2006.

  
\_\_\_\_\_  
Notary Public

My commission expires:

