

SPECIAL WARRANTY DEED

THIS INDENTURE, made the 2 day of March, 2001, BETWEEN VIENNA SAUSAGE MANUFACTURING COMPANY, an Illinois corporation ("Grantor"), whose principal place of business is 2501 North Damen, Chicago, Illinois, party of the first part, and VIENNA BEEF LTD., an Illinois corporation ("Grantee"), with an office at 2501 North Damen, Chicago, Illinois, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100ths dollars, in lawful money of the United States, paid by the party of the second part, and other good and valuable consideration, does hereby grant and release unto the party of the second part and the successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the City of Chicago, County of Cook, State of Illinois, more particularly described on Exhibit A attached hereto and made a part hereof, for all purposes, together with all improvements and fixtures situated hereon (collectively, the "Property"); subject to covenants and restrictions of record and real estate taxes not yet due and payable,

TO HAVE AND TO HOLD the Property, together with all and singular the servitudes, easements, rights, appurtenances and hereditaments pertaining thereto in anywise belonging, including all of Grantor's right, title and interest in and to alleys, easements and rights-of-way abutting or adjoining the Property and all fixtures owned by Grantor on the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

VIENNA SAUSAGE MANUFACTURING COMPANY, an Illinois corporation

By: James W. Bodman

Its: Co-Chairman, Co-Chief Executive Officer and Asst. Secretary

Name: James W. Bodman

EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SECTION 4, REAL ESTATE TRANSFER ACT.
DATE: March 2, 2001

David M. Salvi, Jr.
BUYER, SELLER OR REPRESENTATIVE

7914013 D2AEM 1084

4/2/01

BOX 333-CT1

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 309-3000 FAX: (773) 309-3001

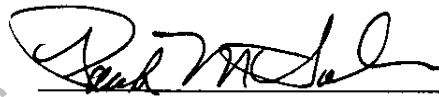
COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

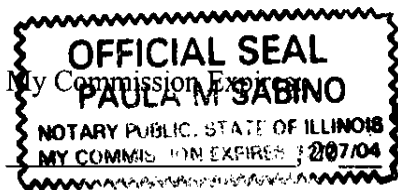
The undersigned, a Notary Public in and for said County in the State aforesaid, DOES HEREBY CERTIFY that James W. Bodman, the Co-Chairman of VIENNA SAUSAGE MANUFACTURING COMPANY, an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Co-Chairman, Co-Chief X, appeared before me this day in person and acknowledged that he, being duly authorized, signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said company for the uses and purposes therein set forth.

Executive Officer and Asst. Secretary

GIVEN under my hand and Notarial Seal this 2nd day of March, 2001.



Notary Public



Property of Cook County Clerk's Office

EXHIBIT A

Legal Description

THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST AND SOUTH OF THE NORTH BRANCH OF THE CHICAGO RIVER, NORTH OF FULLERTON AVENUE, NORTHEAST OF ELSTON AVENUE AND EAST OF THE EAST LINE OF ROBEY STREET, NOW KNOWN AS DAMEN AVENUE, AS NOW LOCATED, **EXCEPT THE FOLLOWING:**

LOTS 15 TO 32, BOTH INCLUSIVE, IN BLOCK 8 OF FULLERTON'S ADDITION TO CHICAGO IN SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND ALSO EXCEPTING THE STREET AND ALLEY ADJOINING SAID LOTS ON THE EAST AND NORTH; ALSO EXCEPTING THAT PART THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF FULLERTON AND WOLCOTT AVENUES, BEING ALSO THE SOUTHWEST CORNER OF VACATED BLOCK 10 IN SAID FULLERTON'S ADDITION; THENCE NORTH 00 DEGREES, 24 MINUTES WEST IN THE EAST LINE OF SAID WOLCOTT AVENUE, A DISTANCE OF 141.00 FEET TO A POINT IN THE NORTH LINE OF THE EAST AND WEST 16-FOOT ALLEY IN SAID BLOCK 8, EXTENDED TO THE EAST LINE OF SAID WOLCOTT AVENUE; THENCE WEST IN THE NORTH LINE OF SAID ALLEY EXTENDING EAST, A DISTANCE OF 27.80 FEET; THENCE NORTH 17 DEGREES, 30 MINUTES EAST, A DISTANCE OF 277.17 FEET; THENCE NORTH 03 DEGREES, 07 MINUTES EAST, A DISTANCE OF 117.64 FEET TO THE SOUTHEAST CORNER OF A BRICK BUILDING; THENCE NORTH 04 DEGREES, 51 MINUTES WEST ALONG THE EASTERLY FACE OF SAID BRICK BUILDING AND THE SAME EXTENDED NORTHERLY, A DISTANCE OF 47.83 FEET; THENCE NORTH 03 DEGREES, 03 MINUTES, 36 SECONDS WEST TO THE THREAD OF THE NORTH BRANCH OF THE CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-30-401-019-0000

Address: 2501 North Damen, Chicago, Illinois

Prepared by and upon recording
return to:

Ted R. Jadwin
D'Ancona & Pflaum LLC
111 E. Wacker Drive
Suite 2800
Chicago IL 60601

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK

} ss.

James W. Bodman, Co-Chairman of Vienna Sausage Manufacturing Company, being duly sworn on oath, states that said company resides at 2501 N. Damen, Chicago Illinois. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 2nd day of March, 2001.

Signature of Paula M Sabino

Notary Public

Vienna Sausage Manufacturing Company, an Illinois corporation

By: Signature of James W. Bodman

Its: Co-Chairman, Co-Chief Executive Officer and

Name: James W. Bodman Asst. Secretary

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

GRANTOR:

VIENNA SAUSAGE MANUFACTURING COMPANY, an Illinois corporation

Dated: March 2, 2001

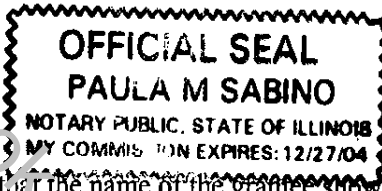
By: [Signature]

Its: Co-Chairman

Name: James W. Bodman

Subscribed and sworn to before me this 2nd day of March, 2001

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

GRANTEE:

VIENNA BEEF LTD., an Illinois corporation

Dated March 2, 2001

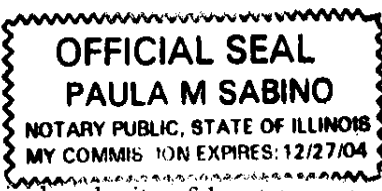
By: [Signature]

Its: Co-Chairman

Name: James W. Bodman

Subscribed and sworn to before me this 2nd day of March, 2001

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]