

PREPARED BY AND RETURN TO:
J. Randolph Parham
100 S. Fourth Street, Suite 500,
St. Louis, Missouri 63102-1821



**MEMORANDUM
OF AGREEMENT**

THIS MEMORANDUM OF
AGREEMENT is executed as of the

16 day of April, 2002 by

SWEET TRADITIONS OF ILLINOIS, L.L.C., an Illinois limited liability company, whose mailing
address is 11780 Manchester Road, Suite 207, St. Louis, MO 63131 ("Purchaser").

WITNESSETH:

1. Purchaser entered into a written Real Estate Sale Contract dated on or about
December 12, 2000 (the "Contract"), whereby Purchaser agreed to purchase from Enrique
Arteaga ("Seller") certain property located at 3612 N. Cicero Avenue, Chicago, Cook County,
Illinois (the "Property"), legally described as follows:

THE SOUTH 15 FEET OF LOT 60 AND THE NORTH 15 FEET OF LOT 61 IN
KOESTER AND ZANDER'S WEST IRVING PARK SUBDIVISION IN THE NORTH
½ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-21-231-029

2. The Contract is still in full force and effect.
3. The Contract contains provisions which grant rights to the parties and impose
certain obligations, restrictions and responsibilities upon them.
4. Purchaser has not waived its rights under the Contract.
5. This instrument does not alter, amend, modify or change the Contract. It is

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STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, on this _____ day of _____, 20____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

executed for the purpose of recordation in the records of Cook County, Illinois, and it is the intended to give notice of and confirm the existence of the Contract.

IN WITNESS WHEREOF, Purchaser has caused this Memorandum of Contract to be duly executed as of the date first above written.

PURCHASER

SWEET TRADITIONS OF ILLINOIS, L.L.C.

By: *S. Robert Elkan*
S. Robert Elkan, Member

STATE OF MISSOURI)
)ss
COUNTY OF JEFFERSON)

On this 16 day of April, 2002, before me appeared S. ROBERT ELKAN, who acknowledged that he is a Member of Sweet Traditions of Illinois, L.L.C., and that, having full authority to execute the foregoing Memorandum of Contract, he executed the same in such capacity, as the free act and deed of said company and for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

My commission expires: January 28, 2005

Terrie L. Jordan
Notary Public



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