



Doc#: 0411718041  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 04/26/2004 11:48 AM Pg: 1 of 5

03-29057

This document prepared by:

James V. Inendino, Esq.  
McDermott, Will & Emery  
227 West Monroe Street  
Chicago, IL 60606-5096

After recording return to:

Josh Agrons, Esq.  
Fulbright & Jaworski L.L.P.  
1301 McKinney  
Suite 5100  
Houston, TX 77010 3095

## ILLINOIS SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 15<sup>th</sup> day of April 2004, between **Archibald Candy Corporation**, a Delaware corporation authorized to transact business in the State of Illinois, having an office at 1137 W. Jackson Blvd., Chicago, IL 60607, as debtor and debtor-in-possession under In Re: Archibald Candy Corporation, et. al., United States Bankruptcy Court for the Northern District of Illinois, Eastern Division, Case No. 04 B 03200 ("**Grantor**"), and **OLB, LLC**, a Delaware limited liability company having an office at c/o North Development, Ltd., 110 North York Road, Elmhurst, Illinois 60126 ("**Grantee**").

**WITNESSETH** that Grantor, in consideration of the sum of **Ten Dollars (\$10.00)** and other good and valuable consideration paid, the receipt of which are hereby acknowledged, does **SELL AND CONVEY** unto Grantee, its successors and assigns:

**ALL THAT CERTAIN** tract, parcel or piece of land situated in the County of Cook, State of Illinois, more fully described in Exhibit "A" attached hereto and incorporated herein by this reference.

**SUBJECT TO** those permitted encumbrances shown on Exhibit "B" attached hereto and incorporated herein by this reference.

**TO HAVE AND TO HOLD** the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto Grantee, its successors and assigns forever, together with all oil, gas and minerals thereon, if any, and the following rights, if any, owned by or in favor of Grantor, all sewer and wastewater discharge capacity allocated or reserved thereto, all potable water capacity allocated or reserved thereto, all other utility rights allocated or reserved thereto, all development rights with respect thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way and any adjacent strips or gores of real property; Grantor hereby covenants that the said premises are free and clear from any encumbrance made or suffered by Grantor other than those permitted encumbrances described on Exhibit "B"; and that it will **WARRANT** and **DEFEND** the title to said premises unto Grantee and its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.



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## EXHIBIT A

### LEGAL DESCRIPTION


Tract of land comprising part of the West 1/2 of the Southwest 1/4 of Section 33, Township 36 North, Range 14 East of the Third Principal Meridian, said tract of land being described as follows:


Beginning at a point 1753.50 feet North of the South line and 82.25 feet East of the West line of said Section 33 (as measured along a line parallel with the West line and South line of said Section) said point being on the East line of Halsted Street as established by plat of Hazelwood Cemetery, recorded June 17, 1926 as document 9311633; and running thence Easterly perpendicular to said East line of Halsted Street, a distance of 150.00 feet; thence North parallel with said East line of Halsted Street a distance of 281.34 feet to an intersection with the Southerly line of Homewood-Thornton Road, said Southerly line being 33 feet Southerly of the center line of said road, thence Southwesterly along said Southerly line of Homewood-Thornton Road a distance of 166.58 feet to said East line of Halsted Street as established by plat of Hazelwood Cemetery; thence Southerly along said East line a distance of 208.88 feet, to the point of beginning all in Cook County, Illinois excepting that portion taken by condemnation in case 86 L 51201.

Permanent Tax #: 29-33-301-014

Common Address: 18101 S. Halsted St, Homewood, IL 60430

Store No. 216

STATE TAX	STATE OF ILLINOIS	# 0000063443	REAL ESTATE TRANSFER TAX
	 APR. 23. 04 <small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		00541.00
			FP326669

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000127590	REAL ESTATE TRANSFER TAX
	 APR. 23. 04 <small>REVENUE STAMP</small>		00270.50
			FP326670

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- 1) Real Estate Taxes for the year 2003 and subsequent years.
- 2) Guy wire located near the Southwest corner of the land as disclosed by survey prepared by Gremley & Biedermann, Inc., dated June 29, 2001, last revised November 21, 2001, as Order No. 1011254.

Property of Cook County Clerk's Office

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## AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

I, the undersigned, being duly sworn on oath, states that **ARCHIBALD CANDY CORPORATION**, a Delaware corporation, is the owner. That the attached deed is not in violation of Section 1 of the Plat Act, 765 ILCS 205 for the following reason:

1. The sale or exchange is of an entire tract of land not being part of a larger tract of land.

AFFIANT further states that this affidavit is made for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**ARCHIBALD CANDY CORPORATION**,  
a Delaware corporation

BY: *Richard J. Anglin*  
Richard J. Anglin  
Vice President

Subscribed and Sworn to before me this 15<sup>th</sup> day of April, 2004.

*Patricia L. Bowman*  
Notary Public

My Commission Expires: 02/16/05

