



03-29058

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

Doc#: 0411718042  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 04/26/2004 11:48 AM Pg: 1 of 4

## ILLINOIS SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED**, made this 17<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.

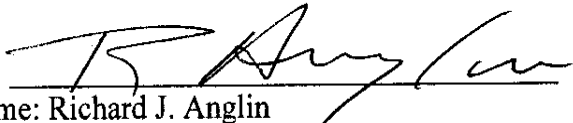
**SUBJECT TO** those permitted encumbrances shown on **Exhibit "P"** attached hereto and incorporated herein by this reference.

**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.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has set its hand unto this Special Warranty Deed the day and year written above.

**Archibald Candy Corporation,**  
a Delaware corporation

By:   
Name: Richard J. Anglin  
Title: Vice President

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard J. Anglin personally known to me to be the Vice President of **Archibald Candy Corporation**, a Delaware corporation, 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 as such Vice President, he signed and delivered said instrument as Vice President of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15<sup>th</sup> day of April, 2004.

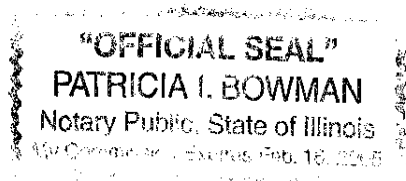
Commission expires 02/16, 2005



Notary Public

Mail Tax Bills To:

OLB, LLC  
c/o North Development, Ltd.  
110 North York Road  
Elmhurst, IL 60126  
Attn: Calvin D. Boender



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

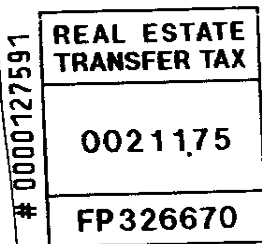
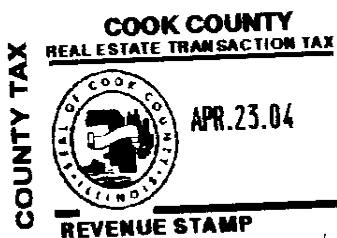
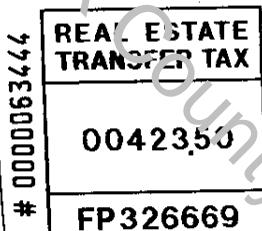
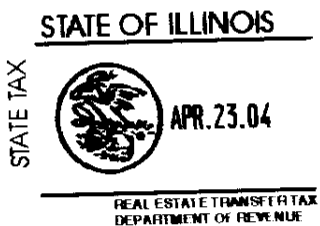
Lots 297, 298 and 299 in Swenson Brothers 3rd addition to College Hill addition to Evanston, being a subdivision in the Southeast 1/4 of Section 14, Township 41 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax #: 10-14-421-040

Common Address: 3536 W. Dempster Ave., Skokie, IL 60076

Store No. 239

VILLAGE OF SKOKIE, ILLINOIS  
Economic Development Tax  
Skokie Code Chapter 10  
Paid: \$1272.00  
Skokie Office 04/23/04



# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

- 1) REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.
- 2) RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN, INC., DATED OCTOBER 24, 1991 AS ORDER NUMBER 912030, DEPICTING CATCH BASINS, MANHOLES, LIGHT POLES, WOODEN UTILITY POLE, ELECTRIC CABLE AND AERIAL WIRES ON THE LAND.
- 3) RIGHTS OF THE PUBLIC IN AND TO THAT PART FALLING WITHIN THE STREET.
- 4) COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION DATED NOVEMBER 8, 1923 AND RECORDED NOVEMBER 8, 1923 AS DOCUMENT NUMBER 8176898 BY ALBERT O. SWENSON AND EUGENE L. SWENSON AND OTHERS, RELATING TO THE COST, USE AND LOCATION OF THE BUILDINGS TO BE ERRECTED ON THE LAND AND THAT LOT 297 MAY BE USED FOR BUSINESS PURPOSES AND IS NOT SUBJECT TO BUILDING RESTRICTIONS MENTIONED HEREIN.