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03-29059

This document prepared by:

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After recording return to:

Josh Agrons, Esq.
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1301 McKinney
Suite 5100
Houston, TX 77010-3095

Doc#: 0411718043
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/26/2004 11:50 AM Pg: 1 of 4

ILLINOIS SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 15th 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

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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.

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: [Signature]

Name: Richard J. Anglin

Title: Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

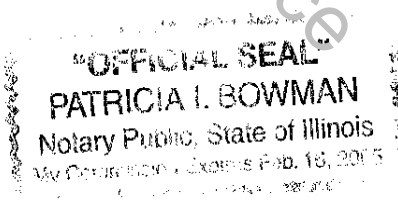
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard J. Anglin personally known to me to be the Vice President of **Archibald Candy Corporation**, a Delaware corporation, and personally known to me to be the same person whose name is subscribed 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 15th day of April, 2004.

Commission expires 02/16, 05 Patricia I. Bowman
Notary Public

Mail Tax Bills To:

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



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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: Lots 2 to 5 inclusive and East 12.49 feet of Lot 6 in North Evanston Harrison Blvd subdivision of the East 13.37 acres (except the South 528.00 feet of the East 165.00 feet) of the Northeast fractional quarter of Section 9, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.


Parcel 2: That part of vacated alley North of Lot 3 and South of Lots 4, 5, 6 lying between the West line of Cicero Avenue and West line of Lots 1, 2, and 3 extended North in North Evanston Harrison Blvd. addition aforesaid all in Cook County, Illinois.


Permanent Tax #s: 10-09-204-006
10-09-204-007
10-09-204-027
10-09-204-028

Common Address: 10066 N. Skokie Blvd., Skokie, IL 60076

Store No. 240

VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$4233.00
Skokie Office 04/23/04

STATE TAX	STATE OF ILLINOIS	# 0000063445	REAL ESTATE TRANSFER TAX
	 APR. 23.04		01411.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000127592	REAL ESTATE TRANSFER TAX
	 APR. 23.04		00705.50
	REVENUE STAMP		FP326670

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1) REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.
- 2) PROVISION CONTAINED IN ORDINANCE DATED FEBRUARY 7, 1956 AND RECORDED MARCH 1, 1956 AS DOCUMENT 16509245 RESERVING TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AND TO ILLINOIS BELL TELEPHONE COMPANY AN EASEMENT FOR PUBLIC SERVICE UTILITIES IF ANY, NOW LOCATED IN SAID ALLEY AND FOR MAINTENANCE, RENEWAL AND RECONSTRUCTION THEREOF.
- 3) ORDINANCE RECORDED MARCH 27, 1974 AS DOCUMENT 22667675 PROVIDING FOR THE VACATION OF THE NORTH-SOUTH AND EAST-WEST ALLEYS BETWEEN SKOKIE BOULEVARD; LACROSSE AVENUE; OLD ORCHARD ROAD AND CENTRAL STREET IN THE VILLAGE OF SKOKIE.
- 4) ENCROACHMENT OF THE BLACK TOP LYING SOUTH AND ADJOINING ONTO THE INSURED PREMISES ALONG THE SOUTHWESTERN LINE OF THE LAND AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE INC., DATED JUNE 7, 2001 AND LAST REVISED SEPTEMBER 4, 2001 AS ORDER NUMBER N-123983.
- 5) ENCROACHMENT OF THE CONCRETE CURB ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY .60 FEET AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED JUNE 7, 2001 AND LAST REVISED SEPTEMBER 4, 2001 AS ORDER NUMBER N-123983.
- 6) RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES, IF ANY, AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED JUNE 7, 2001 AND LAST REVISED SEPTEMBER 4, 2001 AS ORDER NUMBER N-123983 DEPICTING THE FOLLOWING ON THE LAND:

LIGHT POLES