



03-29053

This document prepared by:

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After recording return to:

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1301 McKinney
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Houston, TX 77010-3095

Doc#: 0411718037
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/26/2004 11:43 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 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: *Richard J. Anglin*
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 12th day of April, 2004.

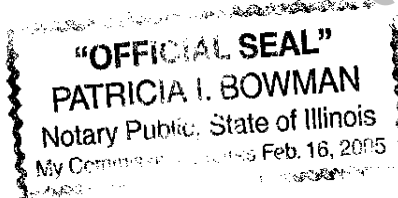
Commission expires 02/16, 2005

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



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Lots 1, 2, 3, and 4 in Block 1 in Palos Gateway, being a subdivision of Lots 9 and 16 in the School Trustee's Subdivision of Section 16, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Tax parcel ID#S: 24-16-403-020
24-16-403-021
24-16-403-022
24-16-403-023

Common Address: 10700 S. Cicero Avenue, Oak Lawn, IL 60453

Store No. 203

Village of Oak Lawn Real Estate Transfer Tax: \$500

Village of Oak Lawn Real Estate Transfer Tax: \$500

Village of Oak Lawn Real Estate Transfer Tax: \$500

Village of Oak Lawn Real Estate Transfer Tax: \$500


Village of Oak Lawn Real Estate Transfer Tax: \$300

Village of Oak Lawn Real Estate Transfer Tax: \$50

Village of Oak Lawn Real Estate Transfer Tax: \$5

STATE OF ILLINOIS

STATE TAX



APR. 23. 04


REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000163468

REAL ESTATE TRANSFER TAX
00470.50
FP326670

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



APR. 23. 04

REVENUE STAMP

0000127595

REAL ESTATE TRANSFER TAX
00235.25
FP326670

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EXHIBIT B

PERMITTED EXCEPTIONS

- 1) REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.
- 2) TERMS, PROVISIONS AND CONDITIONS OF ORDINANCE RELATING TO THE OFFICIAL PLAN OF VILLAGE OF OAK LAWN, RECORDED SEPTEMBER 14, 1956 AS DOCUMENT 16698731.
- 3) COVENANTS AND CONDITIONS CONTAINED IN DEED FROM THE STOCK YARDS TRUST AND SAVINGS BANK, AS TRUSTEE TO JOSEPH O'CONNELL, DATED JUNE 11, 1926 AND RECORDED JUNE 12, 1926 AS DOCUMENT 9306576 RELATING TO THE MATERIAL, CONSTRUCTION, USE AND COST OF BUILDINGS TO BE ERECTED ON THE LAND.