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Doc#: 0411811053
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 04/27/2004 10:05 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS DEED is made as of April 20, 2004 by and between Jays Foods, L.L.C., a Delaware limited liability company ("Grantor"), and Jays Foods Acquisition, Inc., a Delaware corporation having an address of 1 North Wacker Drive, Suite 4800, Chicago, IL 60606 ("Grantee").

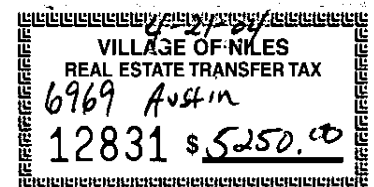
WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto Grantee, the property located in the County of Cook, Village of Niles, Illinois and legally described in Exhibit "A" attached hereto (the "Property"), together with all and singular the hereditaments and appurtenances thereto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or in equity, of, in and to the Property, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the Property, with the appurtenances, unto Grantee, its heirs and assigns forever.

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And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, subject, however, to any and all of the matters described in the following grammatical paragraph, for which Grantor shall have no liability whatsoever.

The foregoing conveyance and special warranty is made subject to: general real estate taxes for the year 2003 (payable in 2004) and subsequent years, not yet due and payable, and those permitted exceptions as set forth on Exhibit "B".




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WITNESS the following signature and seal.

JAYS FOODS, L.L.C., a Delaware limited liability company

By: Thomas A. Ewart
Print Name: THOMAS A. EWART
Title: PRESIDENT

Property of Cook County

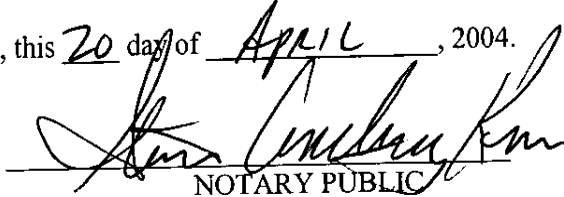
STATE TAX	
STATE OF ILLINOIS	
 APR. 26. 04 <small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>	
# 0000066513	
REAL ESTATE TRANSFER TAX	0 1750.00
FP326669	

COOK COUNTY	
REAL ESTATE TRANSFER TAX	
 APR. 26. 04 <small>REAL ESTATE TRANSFER TAX</small>	
REVENUE STAMP	
REAL ESTATE TRANSFER TAX	00875.00
FP326670	
# 000027761	

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STATE OF Illinois)
)SS.
COUNTY OF Cook)

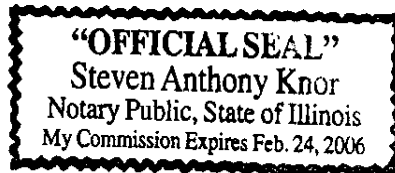
I, Steven Anthony Knor, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS A ZWARTZ, the PRESIDENT of Jays Foods, L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that HE signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 20 day of April, 2004.

NOTARY PUBLIC

(SEAL)

PREPARED BY:

Irene Reed
Schwartz, Cooper, Greenberger & Krauss
180 North LaSalle Street, Suite 2700
Chicago, Illinois 60601



MAIL TAX BILL TO:

Jays Foods Acquisition, Inc.
c/o Willis Stein & Partners III L.P.
1 North Wacker Drive, Suite #4800
Chicago, IL 60606

AFTER RECORDING RETURN TO:

Kirkland and Ellis LLP
Attention: James B. Allen
200 E. Randolph
Chicago, IL 60601

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EXHIBIT A LEGAL DESCRIPTION

The South 240.0 feet of Lot 3, (as measured along the East line thereof) in Edgebrook Commercial Park, being a Subdivision of part of the East ½ of Section 32, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index No.: 10-32-203-029-0000

Property of Cook County Clerk's Office

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EXHIBIT B PERMITTED EXCEPTIONS

1. Easement for public utilities and drainage shown on the Plat of Subdivision recorded July 25, 1978 as document 24551565.
2. Encroachment of chain link fence over 10-foot wide utility easement on the Easterly Boundary as disclosed by survey prepared by Bock & Clark, number 20040227-4 dated April 12, 2004.
3. Notice of Requirement for storm water detention recorded April 26, 1979 as document 24935266.
4. Revenue Lien in favor of the State of Illinois Department of Revenue against Jays Foods recorded July 22, 2002 as document 0020799293 in the amount of \$3,501.61.
5. Revenue Lien in favor of the State of Illinois Department of Revenue against Jays Foods recorded July 22, 2002 as document 0020799295 in the amount of \$4, 288.66.