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Document Prepared By:

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Chicago, Illinois 60601



Doc#: 0434827092
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 12/13/2004 03:32 PM Pg: 1 of 6

Upon Recording Return To:

Phelps, Jenkins, Gibson & Fowler, L.L.P.
1201 Greensboro Avenue
P.O. Box 020948
Tuscaloosa, AL 35402-0848

GENERAL WARRANTY DEED

THE GRANTOR, INTERNATIONAL CELLULOSE, INC., an Illinois corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to GRANTEE DIXIE PULP & PAPER REAL ESTATE, L.L.C., an Alabama limited company ("Grantee") and to its successors and assigns, FOREVER, the real property described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, subject to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "Permitted Exceptions").

TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise subject, however, to the Permitted Exceptions.

Permanent Real Estate Number(s): 16-25-304-010; 16-25-304-017; 16-25-304-018; 16-25-308-001

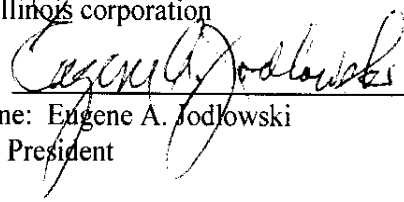
Property Address: 3110 West 28th Street, Chicago, Illinois

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IN WITNESS WHEREOF, this General Warranty Deed is executed by Grantor on this 1st day of November, 2004.

INTERNATIONAL CELLULOSE, INC.,
an Illinois corporation

By: _____



Name: Eugene A. Jodłowski

Its: President

Property of Cook County Clerk's Office

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STATE OF ALABAMA)
) ss.
 COUNTY OF TUSCALOOSA

On this 1st day of November, 2004, before me, the undersigned, a Notary Public in and for the State of ALABAMA, personally appeared Eugene A. Jodlowski, to me known, who, being by me duly sworn, did depose and say that he is the President of INTERNATIONAL CELLULOSE, INC., an Illinois corporation, that the instrument was signed on behalf of the corporation by authority of the corporation's Board of Directors, and that the foregoing officer acknowledged execution of the instrument to be the voluntary act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Norman J. Siger
 Notary Public

[Seal]

My commission expires: 11/14/15

Property of Cook County Clerk's Office

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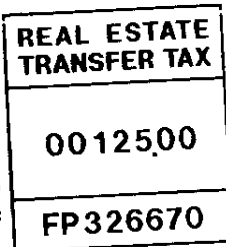
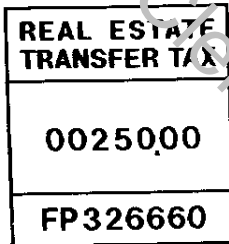
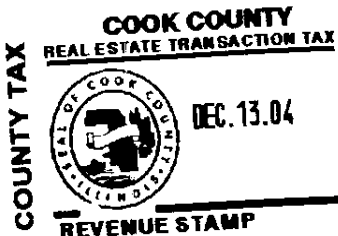
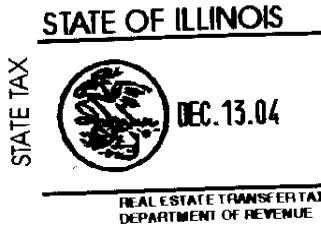
EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: LOT 9 TO 17 INCLUSIVE IN THE SUBDIVISION OF BLOCKS 10 AND 11 IN THE SUBDIVISION OF BLOCKS 1, 2, 3, 8, 9, 10, 11, 20 AND 21 IN THE SUPERIOR COURT COMMISSIONER'S PARTITION OF WEST 1/2 OF SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO LOT 17 AND WEST OF AND ADJACENT TO LOTS 10 AND 16 INCLUSIVE BEING IN THE SUBDIVISION OF BLOCKS 10 AND 11 AFORESAID; AND ALSO THE WEST 33 FEET OF THAT PART OF THE SOUTH ALBANY AVENUE, NOW VACATED, LYING EAST OF AND ADJACENT TO LOTS 9, 10, 11, 12, 13, 14, 15 AND 16 IN THE SUBDIVISION OF BLOCKS 10 AND 11 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN THE SUBDIVISION OF THE WEST 1/2 OF BLOCKS 17 AND ALL OF BLOCK 19 OF SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
362241 \$1,875.00
12/13/2004 12:16 Batch 05388 39



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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2004 and subsequent years.
2. Switch and spur tracks, if any, on any part of the land falling in the Illinois Northern Railroad right of way.

Affects Parcel 2
3. Rights of the Municipality, State of Illinois, the public and adjoining owners in and to vacated South Albany Avenue and to the alley noted in Parcel 1.
4. Rights of the public or quasi-public utilities, if any, in said vacated street and alley for maintenance therein of poles, conduits, sewers, etc.
5. Encroachment of a building located on the premises over and onto the Burlington Northern and Santa Fe Railway in 3 separate locations by 0.6 feet, 11.5 feet and 23.5 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)
6. Encroachment of a concrete pad lying in the Burlington Northern and Santa Fe Railway right of way as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)
7. Encroachment of concrete lying in the Burlington Northern and Santa Fe Railway right of way by approximately 1.5 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)
8. Encroachment of asphalt lying in the Burlington Northern and Santa Fe Railway right of way as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)
9. Encroachment of a chain link fence lying in the Burlington Northern and Santa Fe Railway right of way by approximately 15.8 feet as disclosed by survey prepared by Bock & Clark's National

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Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 1)

10. Encroachment of asphalt over and unto property North and adjoining by approximately 11.5 feet and unto property West and adjoining by approximately 1.1 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 2)

11. Encroachment of a chain link fence over and unto property North and adjoining by approximately 14.6 feet and unto property West and adjoining by approximately 1.1 feet as disclosed by survey prepared by Bock & Clark's National Surveyors Network, Project No. 20040850-1 dated October 7, 2004, last revised October 19, 2004.

(Affects Parcel 2)

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