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**Prepared by:**

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Doc#: 0601318046 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/13/2006 12:24 PM Pg: 1 of 5

**When recorded mail to:**

KC PROPCO, LLC  
c/o Knowledge Learning Corporation  
650 NE Holladay Street, Suite 1400  
Portland, OR 97232-4301  
Attn: Legal (Real Estate)

**Real Property tax bills to be sent to:**

KC PROPCO, LLC  
c/o Knowledge Learning Corporation  
650 NE Holladay Street, Suite 1400  
Portland, OR 97232-4301  
Attn: Tax Department

**Instrument:**

SPECIAL WARRANTY DEED  
ILLINOIS

City of Chicago

Dept. of Revenue

412668

01/13/2006 11:08 Batch 02268 5



Real Estate

Transfer Stamp

\$7,665.00

Dated as of: November 9, 2005

**Grantor:**

KINDERCARE LEARNING CENTERS, INC., a Delaware corporation, successor by merger with  
Children's Discovery Centers of Illinois, Inc., a Delaware corporation

**Address:**

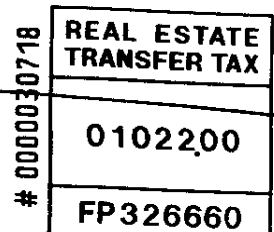
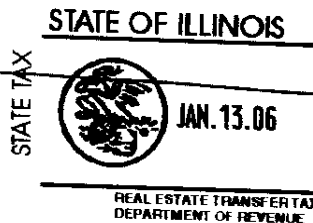
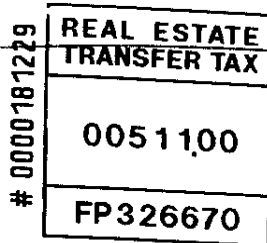
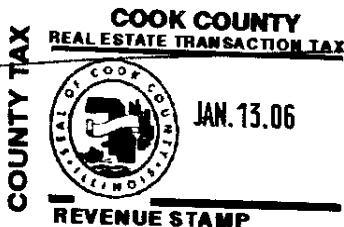
c/o Knowledge Learning Corporation, 650 NE Holladay Street, Suite 1400, Portland, OR 97232-4301,  
Attn: Legal (Real Estate)

**Grantee:**

KC PROPCO, LLC, a Delaware limited liability company

**Address:**

c/o Knowledge Learning Corporation, 650 NE Holladay Street, Suite 1400, Portland, OR 97232-4301,  
Attn: Legal (Real Estate)



Lawyers Unit # 11344 Case# 10716193

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**Witnesseth:**

That the Grantor, in consideration of the sum of \$10 paid by Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey and warrant unto Grantee, its successors and assigns all of its right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on Exhibit A attached hereto and fully incorporated herein by this reference (the "Premises").

**SUBJECT TO:** encumbrances, easements, restrictions, reservations, and covenants of record.

**Together with:**

All right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

**Together with**

All right, title and interest (if any) of Grantor in and to any hereditaments and appurtenances, and all of the estate and rights of Grantor;

**To have and to hold:**

The Premises herein conveyed unto the Grantee, its successors and assigns forever;

**Special Warranty:**

The Grantor covenants that it will warrant and defend the title to the Premises unto the Grantee, its heirs, successors and assigns, against the lawful claims of all parties claiming by, through, or under the Grantor, but no further or otherwise.

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**In witness whereof:**

The undersigned has duly executed, sealed, acknowledged and delivered this instrument as of the day and year first above written.

	<p>KINDERCARE LEARNING CENTERS, INC., a Delaware corporation</p> <p>By: <u>Eva M. Kripalani</u> Eva M. Kripalani Senior Vice President, General Counsel and Corporate Secretary</p>
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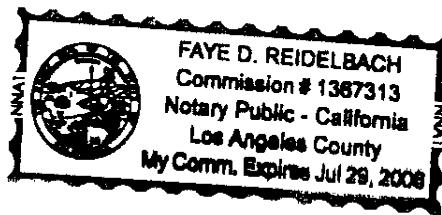
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STATE OF CALIFORNIA )  
 ) ss.  
 COUNTY OF LOS ANGELES )

On November 8, 2005, before me, Faye D. Reidelbach, a Notary Public in and for said State, personally appeared Eva M. Kripalani, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Faye D. Reidelbach  
 Notary Public in and for said State



My Commission Expires: 7-29-06

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## EXHIBIT A

### (Legal Description)

LOTS 32 AND 33 IN BLOCK 1 IN BICKERDIKE'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 AND THAT PART LYING SOUTH OF ELSTON AVENUE, OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN# 12-23-201-049

3855 N. ELSTON

CHICAGO

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