



Warranty Deed
Statutory (ILLINOIS)
(Corporation to Corporation)

THE GRANTOR (Name and Address)
Hicks Road Corp.
285 W. Dundee Road
Palatine, IL 60074

(The Above Space for Recorders Use Only)

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of Ten and No/100----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the President of said corporation, CONVEYS and WARRANTS to
Twisted Lizard, LLC
P.O. Box 157
Oak Lawn, IL 60454

the following described Real Estate situated in the County of _____ in the State of Illinois, to wit: (See page 2 for legal description.) SUBJECT TO: (See page 2).

Permanent Index Number(s) (PIN): 08-14-110-037

Address(es) of Real Estate: SE Corner of Golf and Busse Roads, Mt. Prospect, IL

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, this 30th day of November, 19 99

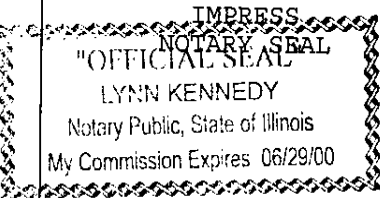
IMPRESS _____ Hicks Road Corp.

CORPORATE _____ (NAME OF CORPORATION)

SEAL
HERE

BY APD _____ PRESIDENT

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY that _____ personally known to me to be the _____ President of the



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 severally acknowledged that as such President, he/she signed and delivered the said instrument and caused the corporate seal to be affixed thereto, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, the use and purposes therein set forth.

Given under my hand and official seal, this 7th day of December 1999

Commission expires 6-29 2000

Lynn Kennedy
Notary Public

This instrument was prepared by: Jerry H. Biederman, Neal Gerber & Eisenberg, Two N. LaSalle, Suite 2100, Chicago, Illinois 60602

Legal Description


of premises commonly known as _____

Lot 2 in Resubdivision of Lots 28 and 29 in Block 1 in Elk Ridge Villa Unit No. 1, a Subdivision of the West 1/2 of the West 1/2 of Section 14, Township 41 North Range 11, East of the Third Principal Meridian according to Plat of said Resubdivision registered in the Office of the Registrar of Titles of Cook County, IL. on April 17, 1972 as Document No.1 2617988.

SUBJECT TO: General taxes for 1999 and subsequent years and

STATE TAX

STATE OF ILLINOIS



DEC. 15. 99

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000007833

REAL ESTATE TRANSFER TAX
00165.00
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



DEC. 15. 99

REVENUE STAMP

0000016503

REAL ESTATE TRANSFER TAX
0008250
FP326670

Mail to:

Twisted Lizard, LLC
 Attention: Joseph Musa
 P.O. Box 157
 Oak Lawn, IL 60454

SEND SUBSEQUENT TAX BILLS TO:

Twisted Lizard, LLC
 Attention: Joseph Musa
 P.O. Box 157
 (Address)
 Oak Lawn, IL 60454
 (City, State and Zip)

Or: Recorder's Office Box No. _____

FIRPTA

CERTIFICATION BY ENTITY TRANSFEROR

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the transferee that withholding a tax is not required upon the disposition of a U.S. Real property interest by HICKS ROAD CORP. ("Seller"), the undersigned hereby certifies the following on behalf of Seller:

1. Seller is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. Seller's U.S. employer identification number is 36-3601992; and
3. Seller's office address is 285 W. Dundee Rd., Palatine, Illinois 60067.

Seller understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct and complete, and I further declare that I have authority to sign this document on behalf of Seller.

Date: November 30, 1999

HICKS ROAD CORP.

By: [Signature]
Its: Pres.

EXHIBIT A

Lot 2 in Resubdivision of Lots 28 and 29 in Block 1 in Elk Ridge Villa Unit No. 1, a Subdivision in the West 1/2 of the West 1/2 of Section 14, Township 41 North Range 11, East of the Third Principal Meridian according to Plat of said Resubdivision registered in the Office of the Registrar of Titles of Cook County, IL. on April 17, 1972 as Document No. 2617988.

Property of Cook County Clerk's Office