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WARRANTY DEED

THE GRANTOR, Jays Foods, Inc., 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 the sum of Ten Dollars and 00/100 Dollars and pursuant to authority given by the Board of Directors of said corporation, conveys, warrants, grants, bargains and sells to: Jays Foods L.L.C., a Delaware Limited Liability Company, whose address is 825 East 99th Street, Chicago, Illinois, 60628, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit A attached hereto and incorporated by reference herein.

This conveyance is made and accepted subject to:

- All real estate taxes for the current tax year and subsequent years which Buyer assumes and agrees to pay;
- Any state of facts shown on the Survey;
- Zoning and building laws or ordinances;
- Rights of the public in any portion of the building which may fall within any public street, way or alley; and
- Easements, covenants, conditions, restrictions and reservations of record.

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IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 26 day of August, 1994.

RECORDING \$25.00
 11/11/94 12:05:00 09/07/94 15:38:00
 100970001 94-94-783986
 COOK COUNTY RECORDER

Jays Foods, Inc.

Witnesseth:

By: [Signature]
 Vice President

[Signature]
[Signature]

By: [Signature]
 Assistant Secretary

jaysfoo.ddr

BOX 15

Please return to: J. MICHAEL WEIHMANN
 Ticor Title Insurance
 203 N. LaSalle, Suite 1400
 Chicago, IL 60601
 Re: 311080

2500

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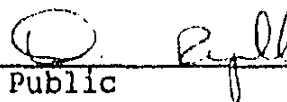
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STATE OF OHIO)
COUNTY OF FRANKLIN)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Kenneth Katselma, personally known to me to be the Vice President of the Jays Foods, Inc. corporation, and H. Gary Drachler, Jr. personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 20 day of August, 1994.


Notary Public

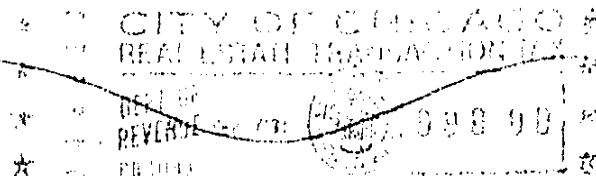
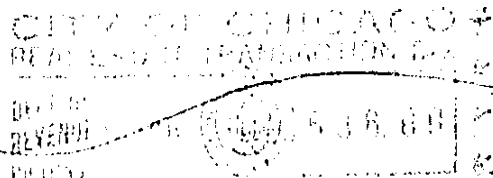
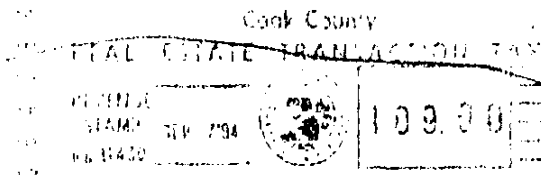
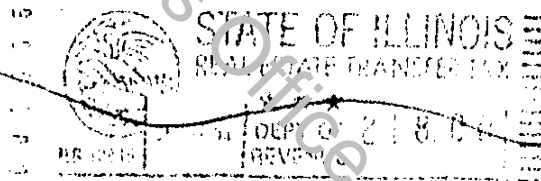
My Commission Expires: _____

Prepared by:
Diane D. Reynolds
Attorney-at-Law
Borden, Inc.
180 E. Broad Street
Columbus, OH 43215

Send tax bills to: Jays Foods, L.L.C.
825 E. 99th Street
Chicago, IL 60628

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EXHIBIT A - LEGAL DESCRIPTION
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That part of the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 38 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the line 126.50 feet East of and parallel with the East line of South Ashland Avenue as widened (said East street line being a line 50 feet East from and parallel with the West line of said Northwest 1/4 of the Southwest 1/4 of Section 5) with the North line of West 44th Street as shown on the Plat of Dedication for Public Street of certain parcels in the West 1/2 of said Section 5, recorded December 31, 1969 as Document No. 21,048,001 (which point of beginning is 625.40 feet South of the North line of said Southwest 1/4) and running thence North along the line 126.50 feet East from and parallel with said East line of South Ashland Avenue as widened a distance of 311.27 feet; thence East along the South line of the North 314.13 feet of said Northwest 1/4 of the Southwest 1/4 of Section 5, a distance of 240.00 feet; thence South along the line 366.50 feet East from and parallel with the said East line of South Ashland Avenue as widened a distance of 310.35 feet to the intersection with aforesaid North line of West 44th Street as shown on said Plat of Dedication; thence Westwardly along a straight line a distance of 225.85 feet to a point which is 140.65 feet East from said East line of South Ashland Avenue as widened and 625.40 feet (measured parallel with said East line of South Ashland Avenue) South from the North line of said Southwest 1/4 of Section 5, said straight line being the aforesaid North line of West 44th Street as shown on said Plat of Dedication; thence West along a line which is 625.40 feet (measured along said East line of South Ashland Avenue as widened) South from and parallel with the North line of said Southwest 1/4 of Section 5 (said line being the aforesaid North line of West 44th Street as shown on said Plat of Dedication) a distance of 14.15 feet to the point of beginning; in Cook County, Illinois.

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