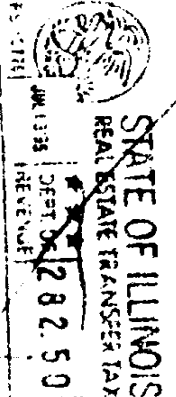


WARRANTY DEED  
Standard Form No. 804  
(Corporation to Individual)

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REC'D  
CHICAGO  
JUL 13 1996  
DEPT OF REVENUE



RECORDED  
INDEXED  
JUL 13 1996  
DEPT OF REVENUE  
CHICAGO  
JUL 13 1996  
DEPT OF REVENUE

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

WORLD'S FINEST CHOCOLATE, INC.

a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and 00/100 (\$10.00)

DOLLARS,

and other good & valuable consideration, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

LINDA I. McCABE and MICHAEL D. McCABE, her spouse, of 2007 S. Marshall Blvd., Chicago, IL 60623

(The Above Space For Recorder's Use Only)

as joint tenants with right of survivorship and not as tenants in common

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Exhibit A

Subject to:

See attached Exhibit B

31.00  
28.00  

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59.00

OCW 02 7544801

Permanent Real Estate Index Number(s): 19-12-309-012-0000

Address(es) of Real Estate: 4825 S. Rockwell, Chicago, IL 60632

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this day of July, 1995.

World's Finest Chocolate, Inc.  
(NAME OF CORPORATION)

IMPRESS  
CORPORATE SEAL  
HERE

BY Linda G. Chatman

Vice President

ATTEST George E. Bullwinkel

SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Linda G. Chatman personally known to me to be the Vice President of the

World's Finest Chocolate, Inc. corporation, and George E. Bullwinkel personally known to me to be the Secretary of said corporation, and personally known to me to be

OFFICIAL SEAL

the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and 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.

IMPRESS COVER  
NOTARY SEAL OF STATE OF ILLINOIS  
MY COMMISSION EXPIRES

Given under my hand and official seal, this 11th day of July, 1995

Commission expires August 28, 1996  
Laurie Cover  
NOTARY PUBLIC

This instrument was prepared by Edward X. Clinton, 19 S. LaSalle, Chicago, IL  
(NAME AND ADDRESS)

MAIL TO { Pearl A. Zager, Esq.  
(Name)  
222 N. LaSalle St., #2600  
(Address)  
Chicago, IL 60601  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO  
Linda I. McCabe & Michael D. McCabe  
4825 S. Rockwell  
Chicago, IL 60632  
(City, State and Zip)

CHICAGO  
DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX  
95458222

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WARRANTY DEED

Corporation to Individual

to

GEORGE E. COLE  
LEGAL FORMS

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

That part of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Beginning at a point in the West line of said South 1/2 which is 33 feet North of the Southwest corner thereof and running thence East along a line 33 feet North of and parallel to the South line of said South 1/2 a distance of 700 feet; thence Northwestwardly along a straight line to a point in the West line of said South 1/2 which is 294.43 feet north of said Southwest corner of said South 1/2, thence South along the West line of said South 1/2 a distance of 261.43 feet to the point of beginning, excepting the south 10 feet thereof and also excepting a strip of land 31 feet wide lying Southwesterly of and adjoining the Northeasterly line thereof, East of the Third Principal Meridian, in Cook County, Illinois.

#### PARCEL 2:

Easement for the benefit of Parcel 1 as created by grant from Continental Illinois National Bank and Trust Company, NBA as Trustee under T/A dated January 26, 1927, known as Trust Number 4559, to Cook Chocolate Company, a corporation of Illinois dated July 2, 1956 recorded October 3, 1956 as Document 16716493 for a roadway, together with the right to construct and maintain in said roadway, sewer, water and gas mains and conduits for carrying and conveying water, electricity and other similar utilities, and the right to erect and maintain poles, wires and cables over, under, and upon the following described premises:

The East 40 feet of the South 1/2 of the Northwest 1/4 of the Northeast 1/4 of (except the South 66 feet thereof) of Section 12, Township 38 North, Range 13, all of the above being in Cook County, Illinois.

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## EXHIBIT B

### CONVEYANCE SUBJECT TO THE FOLLOWING

1. Real estate taxes for the year 1994, second installment only, and subsequent years.
2. Zoning and building laws or ordinances.
3. Any applicable municipal or governmental restrictions and regulations imposed by any City, County, State, Federal or other governmental authority having jurisdiction to impose the same.
4. Right-of-Way for drainage tiles, ditches, feeders and laterals.
5. Easement for roadway purposes (for the purpose of ingress and egress to the Premises described in and conveyed by deed recorded as Document Number 13729440) over and upon that part of the Premises described as Parcel 7 as created by agreement made by and between Continental Illinois National Bank as Trustee under Trust Agreement 4559 to Chicago Tube and Iron Company, recorded February 20, 1946, as Document Number 13729441.

Affects Parcel 2

6. Possible encroachment of railroad embankment over and upon the Premises.

Affects Parcels 1 and 2

7. Terms, provisions and conditions relating to said easement described as Parcel 2 contained in the instrument creating such easement; rights of the adjoining owners to the concurrent use of said easement; express reservation by the Grantor in the instrument creating said easement of the right to dedicate the said roadway as a public street without obligation of any kind by said Grantor to the Grantee in said instrument.

Affects Parcel 2

8. Existing railroad Right-of-Way and switch tracks, as indicated in grant recorded as Document Number 16716493.

Affects Parcels 1 and 2

9. Possible rights of Chicago River and Indiana Railroad Company in and to that portion of Parcel 7 over which the railroad company may have "lead tracks" as indicated on plat dated March 1, 1956.

Affects Parcel 2

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10. Easement in favor of City of Chicago, and its/their respective successors and assigns, to install sewer 10 feet by 10 feet and operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded/filed as Document Number 26128144, affecting the land.

## Parcel 2

11. Easements as set forth in deed recorded October 3, 1956 as Document Number 16716494 made by Continental Illinois National Bank as Trustee under Trust Agreement 4459 and Cook Chocolate Company.
12. Easement as set forth in quit claim deed from the New York Central Railroad Company to Cook Chocolate Company and recorded on March 18, 1969 as Document Number 20784269.

## Parcel 2

13. Existing tracks and switch track rights pertaining thereto as disclosed by survey made by Chicago Guaranty Survey Company dated May 16, 1995, as order number 9505002.

## Affects Parcel 1

14. Encroachment of the concrete pad onto the property west and adjoining by approximately 70 feet.
15. Encroachment of the building located mainly on the land and onto the property north and adjoining by approximately 0.34 feet.
16. Rights of the public or quasi-public utilities as disclosed by survey made by Chicago Guaranty Survey Company dated May 16, 1995, as order number 9505002, depicting the following: manhole, catch basin, wood pole with transformers.
17. All other roads, rights of way and public utilities of record.

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## FLAT ACT AFFIDAVIT

STATE OF ILLINOIS     )  
                                  )     SS  
COUNTY OF COOK     )

LINDA C. CHATMAN, being duly sworn on oath, states that        is employed at 4801 S. Lawndale, Chicago, Illinois 60632; that the attached deed is not in violation of 765 ILCS 205/1 for the following reason:

Said Act is not applicable as the grantors own no adjoining property to the Premises described in said deed.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Linda C Chatman

SUBSCRIBED and SWORN to before me this 11<sup>th</sup> day of July, 1995.

Lou Ann Cover  
Notary Public



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