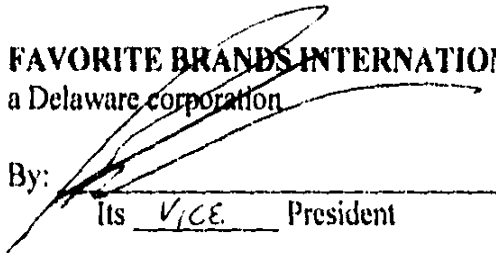


IRPTA CERTIFICATION

The undersigned, as transferor (the "Transferor") of the real estate described in Exhibit A attached hereto and made a part hereof (the "Property"), hereby certifies to THE CHASE MANHATTAN BANK, as Administrative Agent (the "Transferee"), which is proposing to accept a mortgage on the Property from Transferor (the "Transfer"), that, to the best of Transferor's knowledge, the Property is not within the definition of the term "real property" contained in Section 3(e) of (765 ILCS 90/3(e)) of the Illinois Responsible Property Transfer Act ("IRPTA") (765 ILCS 90/1 et. seq.) and, therefore, that the Transfer is not subject to the disclosure provisions of IRPTA.

FAVORITE BRANDS INTERNATIONAL, INC.,  
a Delaware corporation

By:   
Its VICE. President

Dated: May 19, 1998

*Address of Property*  
1941 W. Hawthorne  
Melrose Park, IL

*Return to:*  
COMMONWEALTH LAND  
TITLE INSURANCE COMPANY  
30 N. LA SALLE, SUITE 3900  
CHICAGO, IL 60602

*ATTN: RGA*



*H-455-1070-1080*

# UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

98420001

THAT PART OF THE EAST 370 FEET OF THE WEST 844.10 FEET OF THE SOUTH EAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN TWO LINES DRAWN AT RIGHT ANGLES TO THE EAST LINE OF THE WEST 474.10 FEET OF THE AFORESAID SOUTH EAST FRACTIONAL 1/4 OF SECTION 33, WHICH ARE RESPECTIVELY 400 FEET AND 852 FEET NORTH OF THE INTERSECTION OF THE SAID EAST LINE OF THE WEST 474.10 FEET WITH THE NORTH LINE OF NORTH AVENUE AS DEDICATED, TOGETHER WITH A TRIANGULAR PARCEL OF LAND LYING IMMEDIATELY NORTH OF AND ADJOINING THE ABOVE TRACT AND WEST OF THE EAST LINE OF SAID TRACT EXTENDED NORTH 170 FEET AND EASTERLY OF A LINE DRAWN FROM THE LAST DESCRIBED POINT TO A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED TRACT WHICH IS 18 FEET WEST OF THE NORTH EAST CORNER THEREOF (EXCEPTING HOWEVER A TRIANGULAR PARCEL IN THE SOUTH EAST CORNER OF THE TRACT FIRST ABOVE DESCRIBED LYING EAST OF A LINE DRAWN FROM A POINT 80 FEET NORTH OF THE SOUTH EAST CORNER TO A POINT 8.47 FEET WEST OF THE SOUTH EAST CORNER OF SAID TRACT) IN COOK COUNTY, ILLINOIS.

Common Address: 1941 N. Hawthorne  
Malrose Park, Illinois

Permanent Index Number: 12-33-400-053-0000

Cook County Clerk's Office