



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

SUBCONTRACTOR'S NOTICE OF AND CLAIM FOR MECHANIC'S LIEN

IMICO, Inc., an Illinois corporation, with its principal place of business at 2420 East Oakton, Unit J, Arlington Heights, Illinois, 60005-4827 ("Lien Claimant"), hereby files a Notice of and Claim for Mechanic's Lien against Favorite Brands International, a Delaware corporation, 2121 Waukegan Road, Bannockburn, Illinois, 60015 ("Owner"), and Shambaugh & Sons, Inc., P.O. Box 1287, Fort Wayne, Indiana, 46801 ("Contractor").

On or before December 21, 1998, the Owner owned the premises described on Schedule A to this Subcontractor's Notice of and Claim for Mechanic's Lien, which is attached and incorporated herein by this reference, commonly known as 1665 East Birchwood Avenue, Des Plaines, Cook County, Illinois, 60016-3003, permanent index number 09-28-300-021-0000.

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The Owner made a written contract with the Contractor on or about December 21, 1998 for the improvement thereof ("Contract").

The Contractor made two written sub-contracts with the Lien Claimant on January 14, 1999, the first to provide and complete the Mogul I duct insulation, and to provide labor and materials in connection therewith on a time and materials basis not to exceed \$84,895, and the second to provide and complete all required mechanical pipe insulation, and to provide labor and materials in connection therewith on a time and materials basis not to exceed \$20,000 (collectively, the "Sub-Contract"). At the Contractor's request the Lien Claimant furnished additional labor, materials and supplies for an additional sum of \$51,649. The Owner has paid \$0.00 on account of the Lien Claimant's performance under the Sub-Contract.

On April 2, 1999, the Lien Claimant performed all that the Lien Claimant was required to do under the Sub-Contract.

The balance due and owing to the Lien Claimant under the Contract is \$156,544.00, for which amount the Lien Claimant hereby claims a Mechanic's Lien on the described premises, land and improvements.

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IMICO, INC.

By: *[Signature]*
Its President

AFFIDAVIT

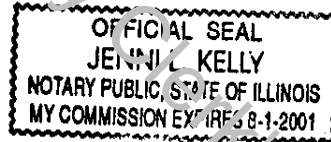
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The affiant, being first duly sworn on oath, deposes and states, that he is the President of the Lien Claimant, IMICO, Inc., that he has read the foregoing Notice of and Claim for Mechanic's Lien, that he has knowledge of the contents thereof, and that the same is true.

[Signature]
Affiant

Subscribed and Sworn to before me this May 17, 1999

[Signature]
Notary Public



PREPARED BY: DONALD B. LEVENTHAL
BARRY P. SIEGAL, LTD.
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SUITE 325
CHICAGO, IL 60606

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Permanent Index Numbers: 09-28-300-021

Address of Property: 1665 E. Birchwood Avenue
Des Plaines, Illinois

THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH EAST CORNER OF SAID WEST 1/2, THENCE SOUTH 1196.048 FEET ALONG THE EAST LINE OF SAID WEST 1/2, THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2, 723.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING TRACT OF LAND, THENCE CONTINUING WEST ALONG SAID PARALLEL LINE 450.0 FEET; THENCE NORTH PERPENDICULARLY TO SAID PARALLEL LINE TO A POINT ON A LINE 768.068 FEET SOUTH OF (AS MEASURED ALONG THE EAST LINE OF SAID WEST 1/2) AND PARALLEL WITH THE NORTH LINE OF SAID WEST 1/2, THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE 450.00 FEET; THENCE SOUTH TO THE HEREIN DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Legal Description

Exhibit A