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77-73-980 cy

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(Above space for Recorder's Use)

(PPB)

WARRANTY DEED

THE GRANTOR, HELENE CURTIS, 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 Ten and 00/100 Dollars, (\$10.00) and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS unto CONOPCO, INC. a corporation organized and existing under and by virtue of the laws of the State of New York, having its principal office at the following address: 390 Park Avenue, New York, New York 10022-4698, all interest in the following described real estate in the County of Cook, and State of Illinois, to wit:

Legal Description attached as Exhibit A

Permanent Tax No.: 16-03-105-008-0000
16-03-105-020-0000
16-03-105-021-0000

Commonly known as: 1448 N. Kostner Avenue
Chicago, Illinois 60639

BOX 333-CTI

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to by its _____ President and attested by its Asst. Secretary, this 2nd day of December, 1998.

99105630

HELENE CURTIS, INC.

By: _____
 Name: David Lee Hamilton
 Its: _____ President

ATTEST:


By: _____
 Name: Andrew M. Johnston
 Its: Asst. Secretary

STATE OF Delaware
 COUNTY OF New Castle

I, Susan L. Elia, a Notary Public in and for the County and State aforesaid, do hereby certify that David Hamilton, personally known to me to be the _____ President of Helene Curtis, Inc. and Andrew Johnston personally known to me to be the Asst. 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 President and Secretary, they signed and delivered the said instrument pursuant to the 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 notarial seal this 2nd day of December, 1998.

Susan L. Elia
 Notary Public


 SUSAN L. ELIA
 NOTARY PUBLIC
 MY COMMISSION EXPIRES
 MARCH 4, 2002

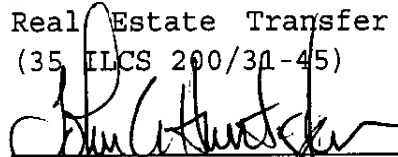
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I HEREBY DECLARE:

This Deed represents a transaction exempt from tax under the provisions of paragraph (j), Section 31-45, Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

Dated: 9-25-99


John T. Huntington, Attorney

THIS INSTRUMENT PREPARED BY:

John T. Huntington
McBride Baker & Coles
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60521

MAIL SUBSEQUENT TAX BILLS TO:

Conopco, Inc.
390 Park Avenue
New York, NY 10022-4698

MAIL THIS INSTRUMENT TO:

John T. Huntington
McBride Baker & Coles
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60181

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) J OF SECTION 2001-286 OF SAID ORDINANCE.

1-28-99 Barbara Di Rienzo
Date Buyer/Seller or Representative *mg AS*

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99105630

EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE (HEREINAFTER REFERRED TO AS "FIRST MENTIONED EAST LINE") OF THE WEST 300 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, WITH A STRAIGHT LINE (HEREINAFTER REFERRED TO AS "FIRST MENTIONED STRAIGHT LINE") DRAWN FROM A POINT ON THE ABOVE DESCRIBED FIRST MENTIONED EAST LINE WHICH IS 686.25 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 WHICH IS 685.15 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; AND RUNNING THENCE EAST ALONG THE ABOVE "FIRST MENTIONED STRAIGHT LINE", A DISTANCE OF 393.47 FEET TO ITS INTERSECTION WITH THE WEST LINE (HEREINAFTER REFERRED TO AS "WEST LINE") OF THE EAST 640.48 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH ALONG SAID "WEST LINE", A DISTANCE OF 320 FEET; THENCE WEST ALONG A STRAIGHT LINE (HEREINAFTER REFERRED TO AS "SECOND MENTIONED STRAIGHT LINE") LOCATED 320 FEET SOUTH OF AND PARALLEL WITH THE ABOVE DESCRIBED "FIRST MENTIONED STRAIGHT LINE", A DISTANCE OF 393.47 FEET MORE OR LESS, TO THE INTERSECTION OF SUCH "SECOND MENTIONED STRAIGHT LINE" WITH THE ABOVE DESCRIBED "FIRST MENTIONED EAST LINE", AND THENCE NORTH ALONG SAID "FIRST MENTIONED EAST LINE", A DISTANCE OF 320 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM THE ABOVE DESCRIBED LAND ANY PART THEREOF THAT MAY FALL WITHIN THE LIMITS OF THE LAND DESCRIBED IN PARCEL 2 OF WARRANTY DEED FROM MARTIN J. HANSON AND OTHERS TO ZENITH RADIO CORPORATION, A CORPORATION OF ILLINOIS, DATED JUNE 8, 1950 AND RECORDED JUNE 9, 1950 AS DOCUMENT 14822985, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 300 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4) (EXCEPT THAT PART OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 LYING NORTH OF A STRAIGHT LINE HEREINAFTER REFERRED TO AS "STRAIGHT LINE" DRAWN FROM A POINT ON THE EAST LINE OF THE WEST 300 FEET AFORESAID WHICH POINT IS 686.25 FEET SOUTH OF THE NORTH LINE OF SAID SECTION TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, WHICH LATTER POINT IS 685.15 FEET SOUTH OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4) (AND EXCEPT ALSO THAT PART OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 300 FEET AFORESAID WITH THE ABOVE DEFINED STRAIGHT LINE AND RUNNING THENCE EAST ALONG SAID STRAIGHT LINE A DISTANCE OF 393.47 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE EAST 640.48 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 640.48 FEET A DISTANCE OF 634.91 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 394.72 FEET TO ITS INTERSECTION WITH SAID EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 300 FEET A DISTANCE OF 635.35 FEET TO THE PLACE OF BEGINNING) (AND EXCEPT ALSO THEREFROM THE EAST 33 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 3), IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39

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NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3 WHICH IS 640.48 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND RUNNING THENCE NORTH ON A LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR THE DISTANCE OF 18 FEET TO A POINT; THENCE WEST ON A LINE WHICH IS PARALLEL WITH THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 25.76 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVED LINE TANGENT TO SAID LAST DESCRIBED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 373.07 FEET A DISTANCE OF 352.52 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST AND HAVING A RADIUS OF 349.27 FEET A DISTANCE OF 203.61 FEET TO A POINT IN THE EAST LINE OF THE WEST 300 FEET OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF WEST 300 FEET A DISTANCE OF 105.22 FEET TO A POINT WHICH IS 256.92 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTH WEST CONCENTRIC WITH SAID LAST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 369.27 FEET FOR A DISTANCE OF 103.68 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY IN A CURVED LINE CONVEX TO THE SOUTH WEST CONCENTRIC WITH SAID FIRST DESCRIBED CURVED LINE AND HAVING A RADIUS OF 393.07 FEET A DISTANCE OF 331.75 FEET TO A POINT IN THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ALONG SAID SOUTH LINE A DISTANCE OF 65.36 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

John T. Huntington, being duly sworn on oath, states that he resides at One Mid America Plaza, Suite 1000, Oakbrook Terrace, Illinois 60181. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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

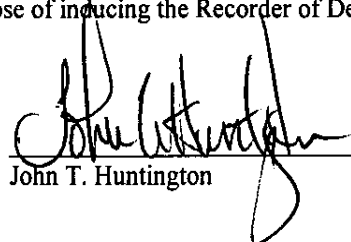
-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new street or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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

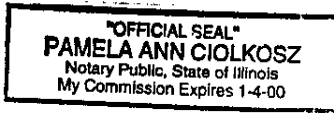


 John T. Huntington

SUBSCRIBED AND SWORN TO
 before me this 5th day
 of January, 1999.



 Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 22 December, 1998

Signature: [Signature]
Grantor of Agent

Subscribed and sworn to this 22nd day of December, 1998.

[Signature]
Notary Public

SUSAN L. ELIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
MARCH 4, 2002

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Dec 22, 1998

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before this 22 day of December, 1998

[Signature]
Notary Public

"OFFICIAL SEAL"
PAMELA ANN CIOLKOSZ
Notary Public, State of Illinois
My Commission Expires 1-4-00

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.)

[Attach to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]