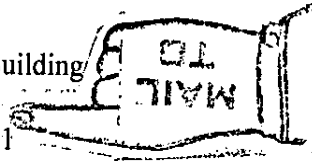


RECORDING REQUESTED BY:

WHEN RECORDED RETURN TO:

Briggs and Morgan  
2200 First National Bank Building  
332 Minnesota Street  
Saint Paul, Minnesota 55101  
Attn. David G. Greening, Esq.



(Space Above this Line for County Recorder's Use Only)

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 18<sup>th</sup> day of May, 2000, by **OPUS NORTH CORPORATION**, a corporation created and existing under and by virtue of the laws of the State of Illinois ("**Grantor**"), in favor of **OIRE NATIONAL, L.L.C.**, a Delaware limited liability company whose address is 10350 Bren Road West, Minnetonka, Minnesota 55343 ("**Grantee**"), **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these present does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and its heirs and assigns, **FOREVER**, all the real estate, situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and incorporated herein by reference.

CC 2000 23 CWG

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand or whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, its heirs and assigns forever.

b

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to: (i) those matters shown on Exhibit B attached hereto and incorporated herein by reference; and (ii) all other matters whether or not of record (but only to the extent not done or suffered by Grantor, or persons claiming by, through or under Grantor, as hereinabove provided).

Permanent Real Estate Index Number(s): See Exhibit A attached hereto and incorporated herein by reference.

Address(es) of real estate: The property described on Exhibit A attached hereto and incorporated herein by reference is commonly known as 1600 North 25<sup>th</sup> Avenue, Melrose Park, Illinois.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

GRANTOR:

OPUS NORTH CORPORATION,  
an Illinois corporation

By: John M. Crocker, Jr.  
Printed Name: John M. Crocker, Jr.  
Its: President

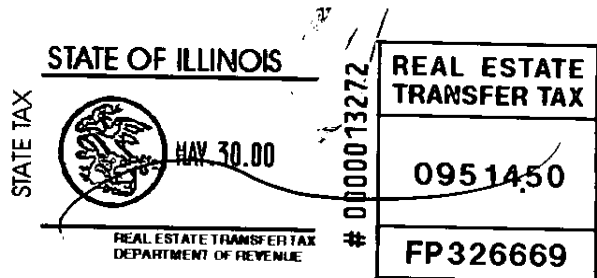
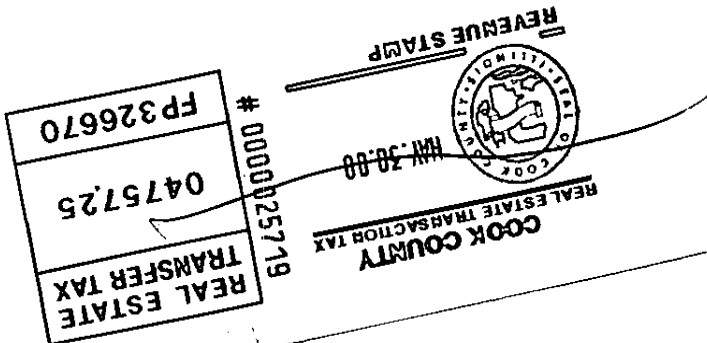
Property of Cook County Clerk's Office

This Deed was prepared by:

Howard I. Goldblatt, Esq.  
O'Brien, O'Rourke & Hogan  
Suite 2900  
10 South LaSalle Street  
Chicago, Illinois 60603  
(312) 739-3500

Tax bills should be sent to:

OIRE National, L.L.C.  
10350 Bren Road West  
Minnetonka, Minnesota 55343  
Attn: President



ACKNOWLEDGMENT

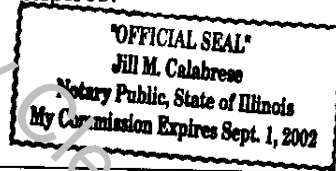
STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO **HEREBY CERTIFY THAT** John M. Crocker, the President, of **OPUS NORTH CORPORATION**, an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and, acknowledged to me that, being so duly authorized, he/she signed and delivered that document as his/her free and voluntary act and as the free and voluntary act of that corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal as of this 18<sup>th</sup> day of May, 2000.

Jill M. Calabrese  
Notary Public

My Commission expires:



PROPERTY OF COOK COUNTY CLERK'S OFFICE

EXHIBIT A

PARCEL 1

LOT 2 IN THE CHASE SUBDIVISION (EXCEPT THE EAST 30 FEET THEREOF), A RESUBDIVISION OF PART OF LOTS 1, 2 AND 3 IN OWNER'S DIVISION OF PART OF THE EAST 70 ACRES OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

PARCEL 2

EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY WARRANTY DEED FROM HAMMOND ORGAN COMPANY TO JOSEPH T. RYERSON AND SON, INC., DATED JANUARY 15, 1965 AND RECORDED JANUARY 19, 1965 AS DOCUMENT NUMBER 19360995, IN COOK COUNTY, ILLINOIS.

PARCEL 3

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN SPECIAL WARRANTY DEED FROM OPUS NORTH CORPORATION, AN ILLINOIS CORPORATION, TO VILLAGE OF MELROSE PARK, AN ILLINOIS MUNICIPAL CORPORATION, RECORDED MAY 12, 2000 AS DOCUMENT 00342940, OVER, UPON AND ACROSS THE THREE (3) FULL ACCESS DRIVEWAYS IN THE WESTERN RIGHT-OF-WAY OF 25<sup>TH</sup> AVENUE, MELROSE PARK, ILLINOIS, AS DESCRIBED THEREIN.

COMMONLY KNOWN AS: 1600 NORTH 25TH AVENUE, MELROSE PARK, ILLINOIS

REAL ESTATE TAX NO.: 15-04-209-013-0000

## EXHIBIT B

1. General taxes for the year 1999 final installment, 2000 and subsequent years which are not yet due and payable. All assessments that are not yet levied as of the date hereof.  
Tax No.: 15-04-209-013 Vol. No.: 155
2. Mortgage dated as of June 1, 1999 and recorded July 6, 1999 as Document 99644424, made by Opus North Corporation, an Illinois corporation, to American National Bank and Trust Company of Chicago, to secure a note in the originally stated principal amount of \$35,000,000.00, and the terms and conditions thereof.
3. Assignment of Rents and Leases made by Opus North Corporation, an Illinois corporation, to American National Bank and Trust Company of Chicago, recorded July 6, 2000 as Document 99644425.
4. Financing statement evidencing an indebtedness from Opus North Corporation, an Illinois corporation, debtor, to American National Bank and Trust Company of Chicago, secured party, filed on July 7, 1999 as Number 99uo7135.
5. Environmental No Further Remediation Letter dated November 8, 1999 recorded November 29, 1999 as Document 09117889.
6. Easement granted in Deed dated January 31, 1946 and recorded as Document No. 13716550 and restated in Warranty Deed dated October 5, 1949 and recorded October 14, 1949 as Document No. 14653389.
7. Grant of Easement dated January 30, 1946 and recorded February 7, 1946 as Document 13714922 made by Mississippi Valley Structural Steel Company, a corporation of Illinois, to Pioneer Trust and Savings Bank, a corporation of Illinois, as Trustee under Trust Agreement dated June 16, 1945 and known as Trust Number 5640, and the terms and provisions thereof.
8. Easement dated September 30, 1980 recorded February 13, 1981, as Document 25773519, by and between Inryco, Inc., a Delaware corporation, and Handy Button Machine Company, a Delaware corporation.
9. Rights of tenants in possession under unrecorded leases.
10. Easement reserved in Warranty Deed dated January 15, 1965 and recorded January 19, 1965 as Document No. 19360995 affecting Parcel 1 and terms, conditions and provisions of easement granted in Warranty Deed recorded as Document No. 19360995 affecting Parcel 2.
11. Encroachment of bituminous drive located on property south and adjoining over and onto the south line of the land by .53, 1.78, and 1.56 feet north as disclosed in the plat of survey by SDI Consultants, Ltd., dated May 4, 2000 last revised May 17, 2000 as Job Number 98014.01-vol.

12. Grant of Easement dated May 15, 2000 and recorded May 18, 2000 as Document No. 00357957 made by Opus North Corporation, an Illinois corporation, grantor, to Village of Melrose Park, Illinois, grantee, and the terms and provisions thereof.

13. Terms, conditions and provisions of easement for ingress and egress as reserved in Special Warranty Deed recorded May 12, 2000 as Document 00342940.

14. Any laws, regulations or ordinances (including, but not limited to, zoning, building and environmental matters) as to the use, occupancy, subdivision or improvement of the property adopted or imposed by any governmental agency.

Property of Cook County Clerk's Office