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Eugene "Gene" Moore Fee: \$38.50
Cook County Recorder of Deeds
Date: 05/20/2004 04:19 PM Pg: 1 of 8

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D. Albert Daspin
Daspin & Aument, LLP
10 S. Riverside Plaza, Suite 1220
Chicago, Illinois 60606

Memorandum of Purchase Agreement

THIS MEMORANDUM OF PURCHASE AGREEMENT ("Agreement") is made as of May 12, 2004, by and between Opus North Corporation, an Illinois corporation ("Purchaser"), and Cole Taylor Bank, not individually, but solely as Trustee under Trust No. 95-2107 ("Seller").

Recitals

A. By that certain Purchase Agreement dated as of the date hereof ("Purchase Agreement"), by and between Purchaser and Seller, Seller has agreed to sell to Purchaser, and Purchaser has agreed to purchase from Seller, that certain parcel of real property, having an area of approximately 20.5 acres, and located south and east of the intersection of Interstate 55 and County Line Road, Burr Ridge, Cook County, Illinois, which is approximately depicted on Exhibit A attached hereto and made a part hereof and legally described in Exhibit B attached hereto and made a part hereof, together with all improvements thereon and all easements, rights, privileges, servitudes and appurtenances thereunto belonging or appertaining, including all right, title and interest of Seller, if any, in and to the streets, alleys, and rights-of-way adjacent thereto (collectively, the "Property") according to the terms, conditions and provisions as set forth in the Purchase Agreement.

B. Unless otherwise provided herein, all capitalized words and terms used in this Agreement shall have the same meanings ascribed to such words and terms as in the Purchase Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Seller has agreed to sell to Purchaser, and Purchaser has agreed to purchase from Seller, the Property, upon and subject to all the terms, conditions and provisions set forth in the Purchase Agreement, which terms, conditions and provisions are incorporated herein by reference as if fully set forth in this Agreement.
2. The Purchase Agreement contains certain limitations on Seller's right to lease, sell, convey, mortgage or otherwise encumber all or any portion of the Property or to amend any existing document or other matter encumbering or affecting the Property.

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3. Other covenants, agreements, terms, provisions, conditions and limitations pertaining to the sale of the Property from Seller to Purchaser are set forth in full in the Purchase Agreement.

4. This Agreement is executed solely for the purpose of providing notice of the existence of the Purchase Agreement. In the event of any inconsistency between the provisions hereof and the provisions of the Purchase Agreement, the provisions of the Purchase Agreement shall govern and control.

5. Seller has executed this Agreement solely as trustee, as aforesaid, and not personally, and no personal liability shall be asserted against Cole Taylor Bank by reason of any agreement, covenant, undertaking, representation or warranty in this Agreement.

6. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature page follows.]

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IN WITNESS WHEREOF, Seller and Purchaser have executed this Agreement as of the day and year first above written.

PURCHASER:

Opus North Corporation,
an Illinois corporation

C44

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

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, JENNIFER ROBLES, a Notary Public in and for said County, in the State
aforesaid, DO HEREBY CERTIFY that JOHN M. CROCKER personally known to me to be the
PRESIDENT of Opus North Corporation, an Illinois corporation, and personally known to me to be the
same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that he signed and delivered said instrument as PRESIDENT of said corporation, as his 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 notarial seal this 12th day of May, 2004.



Jennifer Robles
Notary Public
My Commission Expires: 6-3-07

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SELLER:

Cole Taylor Bank, not individually, but solely as Trustee under Trust Agreement dated DECEMBER 1, 1995 and known as Trust No. 95-2107

By: *[Signature]*

Name: KENNETH E. PIEKUT

Its: TRUST OFFICER

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, Sherri Smith, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KENNETH E. PIEKUT, personally known to me to be the TRUST OFFICER of Cole Taylor Bank, not individually, but solely as Trustee under Trust Agreement dated DECEMBER 1, 1995 and known as Trust No. 95-2107, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as TRUST OFFICER of said BANK, as his free and voluntary act, and as the free and voluntary act and deed of said BANK, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 14th day of MAY, 2004.

[Signature]
Notary Public

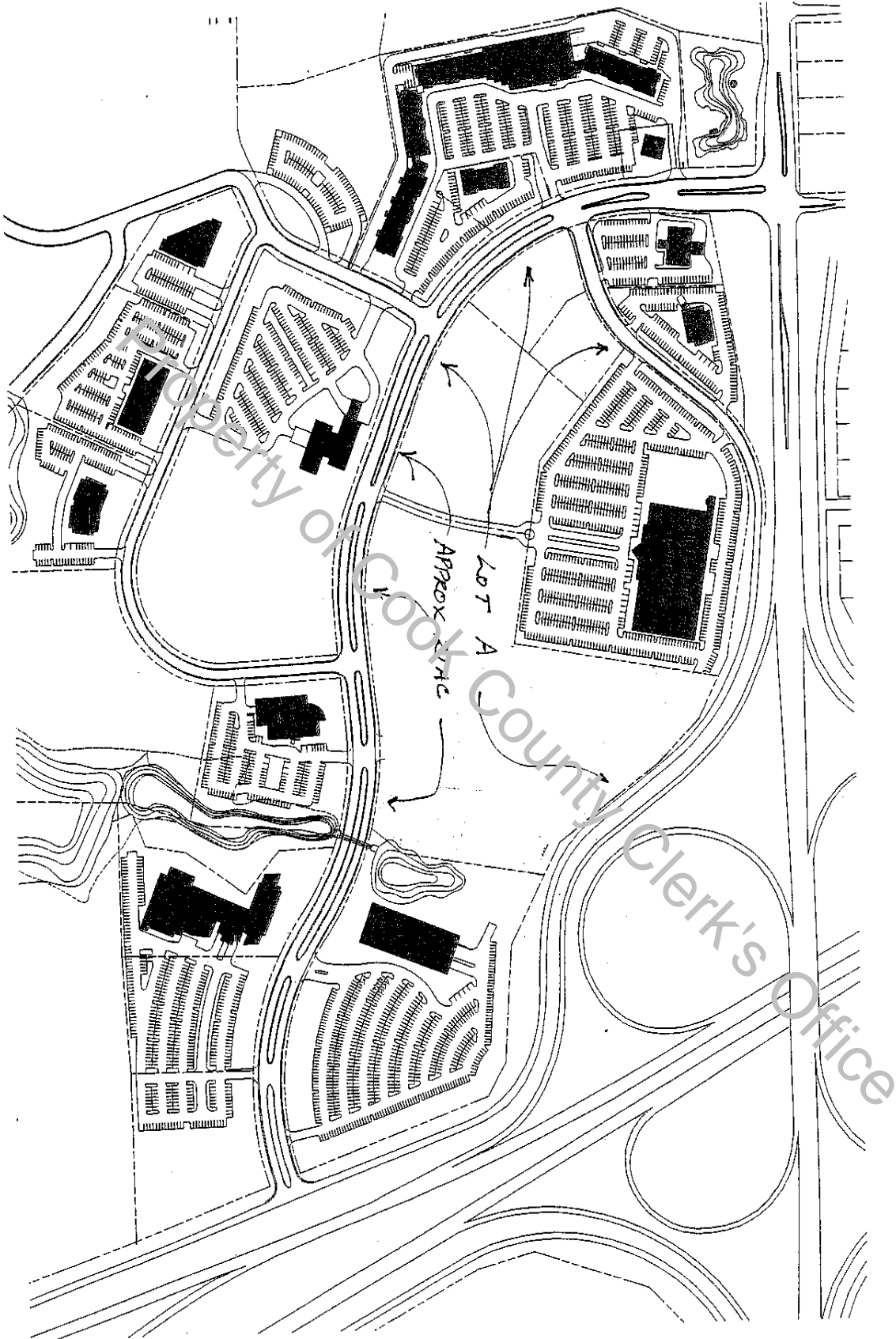
My Commission Expires: 03/22/06



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
EXHIBIT A

AVGERIS PARCEL
BURR RIDGE, ILLINOIS



Site Plan

ARCHIDEAS
 ARCHITECTS
 ILLINOIS
 PROFESSIONAL

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EXHIBIT B
LEGAL DESCRIPTION

BURR RIDGE CORPORATE PARK LOT A

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF PERMANENT EASEMENT FOR HIGHWAY PURPOSES (INTERSTATE ROUTE 55) PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674, WITH THE WESTERLY LINE OF BURR RIDGE PARKWAY IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 30, AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064; THE FOLLOWING THREE COURSES ARE ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 690.00 FEET, AN ARC DISTANCE OF 642.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 34 DEGREES 14 MINUTES 40 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 81.30 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 274.49 FEET TO A POINT FOR A PLACE OF BEGINNING;

THENCE NORTH 51 DEGREES 06 MINUTES 52 SECONDS WEST, 94.61 FEET;

THENCE NORTH 80 DEGREES 06 MINUTES 52 SECONDS WEST, 426.44 FEET

TO A POINT ON THE EASTERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674, SAID POINT BEING 3074.26 FEET NORTH AND 1888.33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 30, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES;

THENCE SOUTH 28 DEGREES 39 MINUTES 26 SECONDS WEST, 108.94 FEET;

THENCE SOUTH 54 DEGREES 06 MINUTES 58 SECONDS WEST, 363.45 FEET;

THENCE SOUTH 45 DEGREES 34 MINUTES 39 SECONDS WEST, 173.08 FEET;

THENCE SOUTH 27 DEGREES 07 MINUTES 58 SECONDS WEST, 185.31 FEET;

THENCE SOUTH 09 DEGREES 38 MINUTES 57 SECONDS WEST, 408.76 FEET

TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 34 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES PER DOCUMENT NO. 17627674, TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF FRONTAGE ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED MARCH 19, 1985 AS DOCUMENT NO. 27479279; THE FOLLOWING FIVE COURSES ARE ALONG THE NORTHEASTERLY LINE OF SAID FRONTAGE ROAD; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 222.70 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 50 DEGREES 16 MINUTES 35 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 303.98 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 231.81 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 19 DEGREES 01 MINUTES 32 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 115.88 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 49.57 FEET TO A POINT OF COMPOUND CURVATURE WITH THE WESTERLY LINE OF BURR RIDGE PARKWAY IN SAID BURR RIDGE PARK UNIT 1; THE FOLLOWING FIVE COURSES ARE ALONG THE WESTERLY LINE OF BURR RIDGE PARKWAY IN SAID BURR RIDGE PARK UNIT 1; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX

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SOUTHEASTERLY AND HAVING A RADIUS OF 705.00 FEET, AN ARC DISTANCE OF 547.14 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 21 DEGREES 50 MINUTES 04 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 363.20 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 675.00 FEET, AN ARC DISTANCE OF 321.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 05 DEGREES 29 MINUTES 00 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 279.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 865.00 FEET, AN ARC DISTANCE OF 325.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 1,368,345 SQUARE FEET OR 31.413 ACRES

EXCEPT

THAT PART OF THE WEST 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY LINE OF PERMANENT EASEMENT FOR HIGHWAY PURPOSES (INTERSTATE ROUTE 55) PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674, WITH THE WESTERLY LINE OF BURR RIDGE PARKWAY IN BURR RIDGE PARK UNIT 1, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 30 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1984 AS DOCUMENT NO. 26915064; THE FOLLOWING THREE COURSES ARE ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY; THENCE SOUTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 690.00 FEET, AN ARC DISTANCE OF 642.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 34 DEGREES 14 MINUTES 40 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 81.30 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG A CURVED LINE CONVEX NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET AND BEING TANGENT TO SAID LAST DESCRIBED LINE AT SAID LAST DESCRIBED POINT, AN ARC DISTANCE OF 274.49 FEET TO A POINT OF BEGINNING; THENCE NORTH 51 DEGREES 06 MINUTES 52 SECONDS WEST, 94.61 FEET; THENCE NORTH 80 DEGREES 06 MINUTES 52 SECONDS WEST, 426.44 FEET TO A POINT ON THE EASTERLY LINE OF THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES AS PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NO. 17627674, SAID POINT BEING 3644.26 FEET NORTH AND 1890.33 FEET WEST OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 30, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO; THE FOLLOWING FIVE COURSES ARE ALONG THE EASTERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES; THENCE SOUTH 28 DEGREES 39 MINUTES 26 SECONDS WEST, 108.94 FEET; THENCE SOUTH 54 DEGREES 06 MINUTES 58 SECONDS WEST, 363.45 FEET; THENCE SOUTH 45 DEGREES 34 MINUTES 39 SECONDS WEST, 173.08 FEET; THENCE SOUTH 07 DEGREES 07 MINUTES 58 SECONDS WEST, 185.31 FEET; THENCE SOUTH 09 DEGREES 38 MINUTES 57 SECONDS WEST, 408.76 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 34 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PERMANENT EASEMENT FOR HIGHWAY PURPOSES PER DOCUMENT NO. 17627674, TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF FRONTAGE ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED MARCH 19, 1985 AS DOCUMENT 27479279; THE FOLLOWING FIVE COURSES ARE ALONG THE NORTHEASTERLY LINE OF SAID FRONTAGE ROAD; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 222.70 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 50 DEGREES 16 MINUTES 35 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 303.98 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 231.81 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 19 DEGREES 01 MINUTES 32 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 115.88 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE

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TAXNUMBER: 18-30-300-023-0000

LEGAL DESCRIPTION:

OF 49.57 FEET TO A POINT OF COMPOUND WITH THE WESTERLY LINE OF BURR RIDGE PARKWAY IN SAID BURR RIDGE PARK UNIT 1; THE FOLLOWING FIVE COURSES ARE ALONG THE WESTERLY LINE OF BURR RIDGE PARKWAY IN SAID BURR RIDGE PARK UNIT 1; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 705.00 FEET, AN ARC DISTANCE OF 547.14 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 21 DEGREES 50 MINUTES 04 SECONDS EAST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 363.20 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX EASTERLY AND HAVING A RADIUS OF 675.00 FEET, AN ARC DISTANCE OF 321.83 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE NORTH 05 DEGREES 29 MINUTES 00 SECONDS WEST ALONG A LINE TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 279.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHERLY ALONG A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 865.00 FEET, AN ARC DISTANCE OF 325.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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