



Doc#: 0626331047 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/20/2006 10:55 AM Pg: 1 of 5

-----Reserved for Recording Data-----

After recording, return this instrument to:

Daspin & Aument, LLP
227 West Monroe, Suite 3500
Chicago, Illinois, 60606
Attn: D. Albert Daspin

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, as of August 28, 2006, **LTF USA REAL ESTATE COMPANY, LLC**, a Minnesota limited liability company ("**Grantor**"), whose address is 6442 City West Parkway, Eden Prairie, Minnesota, 55344, hereby sells and conveys unto **OPUS REAL ESTATE IL VII BURR RIDGE, L.L.C.**, a Delaware limited liability company ("**Grantee**"), whose address is 10350 Bren Road West, Minnetonka, Minnesota, 55343, that certain real property located in Cook County, State of Illinois, which is legally described on Exhibit A attached hereto and made a part hereof (the "**Property**"), to have and to hold the Property aforesaid, with all and singular the hereditaments, rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto said Grantee, and unto its successors and assigns forever; said Grantor hereby covenanting that the said Property is free and clear from any encumbrance done or suffered by Grantor, and that Grantor will warrant and defend the title to said Property unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming under Grantor but none other, except for the encumbrances set forth in Exhibit B attached hereto and made a part hereof.

[Signature page follows.]

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph K Section 4 of the Real Estate Transfer Tax Act.

Dated this 28 day of August

[Signature]
Buyer-Seller or Representative

**LANDAMERICA / LAWYERS TITLE
COMMERCIAL SERVICES 11344
10 S. LA SALLE STREET
SUITE 2500
CHICAGO, IL 60603**

Special Warranty Deed

10870744742 04-07291
CHI. 33683A TCL

Lawyers Unit # 11344 Case #

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In witness whereof, Grantor has caused its name to be signed to these presents the day and year first above written.

GRANTOR:

LTF USA REAL ESTATE COMPANY, LLC,
a Minnesota limited liability company

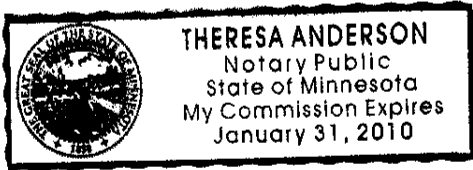
By: [Signature]
Name: Eric J. Buss
Its: Secretary

STATE OF HENNEPEL)
COUNTY OF MINNESOTA) SS.

I, Theresa Anderson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Buss, personally known to me to be the Secretary of LTF USA REAL ESTATE COMPANY, LLC, a Minnesota limited liability company, 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/she signed and delivered said instrument as Secretary of said limited liability company, as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

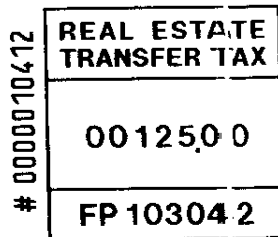
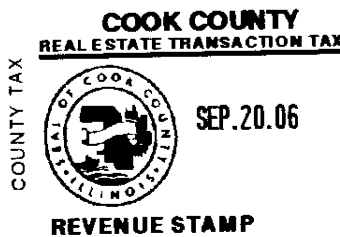
GIVEN under my hand and notarial seal this 29 day of August, 2006.

Theresa Anderson
Printed Name: [Signature]
Notary Public
My Commission Expires: 8/31/2010



Tax statements should be sent to:

Opus Real Estate IL VII Burr Ridge, L.L.C.
10350 Bren Road West
Minnetonka, Minnesota, 55343
Attn: Vice President



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Exhibit A

LEGAL DESCRIPTION

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 THE PERMANENT EASEMENT FOR HIGHWAY PURPOSES (INTERSTATE ROUTE 55) PER INSTRUMENT RECORDED AUGUST 12, 1959 AS DOCUMENT NUMBER 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 NUMBER 26915064; THE FOLLOWING SEVEN 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 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 599.77 FEET TO A POINT OF TANGENCY IN SAID LINE; THENCE SOUTH 05 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE WESTERLY LINE OF SAID BURR RIDGE DRIVE, BEING TANGENT TO SAID LAST DESCRIBED CURVED LINE AT SAID LAST DESCRIBED POINT, 279.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY, BEING 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 SOUTH 21 DEGREES 50 MINUTES 04 SECONDS WEST ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY, 363.20 FEET TO POINT OF CURVATURE IN SAID LINE; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID BURR RIDGE PARKWAY, BEING A CURVED LINE CONVEX SOUTHEASTERLY AND HAVING A RADIUS OF 705.00 FEET, AN ARC DISTANCE OF 547.22 FEET TO A POINT OF COMPOUND CURVATURE, SAID POINT BEING THE INTERSECTION OF SAID WESTERLY LINE WITH THE NORTHEASTERLY LINE OF FRONTAGE ROAD ACCORDING TO THE PLAT OF DEDICATION RECORDED MARCH 19, 1983 AS DOCUMENT NUMBER 27479279; THE FOLLOWING FOUR COURSES ARE ALONG THE NORTHEASTERLY LINE OF SAID FRONTAGE ROAD; THENCE WESTERLY 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 TANGENCY IN SAID LINE; THENCE NORTH 19 DEGREES 01 MINUTES 32 SECONDS WEST, 115.88 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE NORTHWESTERLY 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 NORTH 50 DEGREES 16 MINUTES 35 SECONDS WEST, 4.75 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID FRONTAGE ROAD NORTH 50 DEGREES 16 MINUTES 35 SECONDS WEST, 133.96 FEET; THENCE NORTH 39 DEGREES 38 MINUTES 59 SECONDS EAST, 131.71 FEET; THENCE SOUTH 80 DEGREES 19 MINUTES 25 SECONDS EAST, 157.13 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 07 SECONDS WEST, 210.39 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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Exhibit B

PERMITTED ENCUMBRANCES

1. General taxes for the year 2006 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions, easements, rights and obligations, assessments, liens and charges contained in and granted by Declaration of Covenants, Conditions, Restrictions and Easement for Burr Ridge Park dated October 24, 1983 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 3, 1980 and known as Trust No. 48739, and Emro Land Company recorded January 3, 1984 as Document Number 26915063, and First Amendment thereto dated July 23, 1984 recorded March 19, 1985 as Document Number 27479281, and Second Amendment thereto dated November 7, 1988 recorded November 22, 1988 as Document Number 88538724. Note: Modified by terms, provisions, covenants, conditions, limitations, rights and obligations contained in and granted by Assumption Agreement dated June 21, 1985 by and between Emro Land Company and Burr Ridge Park Partnership recorded June 25, 1985 as document Number 85074879, concerning the Annexation and Development Agreement (Bridewell) Document Number 26274780 and amendments thereto.
3. Terms, provisions, covenants, conditions, restrictions, easements, rights and obligations, assessments, liens and charges contained in and granted by Declaration of Covenants, Conditions, Restrictions and Easement for Burr Ridge Park Owners Association dated October 24, 1983 made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 3, 1980 and known as Trust No. 48739, and Emro Land Company recorded April 12, 1984 as Document Number 27042757, and First Amendment thereto dated February 1, 1985 recorded March 19, 1985 as Document Number 27479286, and Second Amendment thereto dated May 3, 1988 recorded July 7, 1988 as Document Number 88301597, Third Amendment thereto dated August 31, 1988 recorded November 22, 1988 as Document Number 88538723, and Fourth Amendment thereto dated November 28, 1989 recorded February 14, 1990 as Document Number 90073172, and Fifth Amendment thereto dated March 10, 1993 recorded March 26, 1993 as Document Number 93224621, Sixth Amendment thereto dated August 7, 2000 and recorded October 25, 2000 as Document Number 00839539. Note: Modified by terms, provisions, covenants, conditions, limitations, rights and obligations contained in and granted by Assumption Agreement dated June 21, 1985 by and between Emro Land Company and Burr Ridge Park Partnership recorded June 25, 1985 as document Number 85074879, concerning the Annexation and Development Agreement (Bridewell) Document Number 26274780 and amendments thereto.
4. Plat of Easement for Public Utilities recorded September 7, 1990 as Document Number 90437722, granting easement for public utilities and granting permanent non-exclusive easement for electric and communication services, sounds and signals, sanitary sewer, gas mains, water supply and distribution, storm sewers and drainage services to the Village of Burr Ridge, Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, Continental Cablevision, and their respective successors and assigns, over that part of

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the land as shown on said plat, and the easement provisions, terms and conditions contained on said plat.

5. Grant of Easement and Agreement dated October 24, 1983 by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 3, 1980 and known as Trust No. 48739 ("Grantor") and the Village of Burr Ridge ("Grantee") recorded January 3, 1984 as document number 26915065, granting to said Grantee and for the benefit of the public the easements set forth therein for the purposes set forth therein, and also granting to Commonwealth Edison Company and Illinois Bell Telephone Company and Northern Illinois Gas Company and their respective successors and assigns the easements set forth therein for the purposes set forth therein, and First Amendment thereto dated July 23, 1984 recorded March 19, 1985 as Document Number 27479282; and the terms, provisions, covenants and conditions in said instruments.
6. Plat of easement recorded June 22, 2001 as Document 0010548968 and the terms and conditions contained therein.
7. Matters as disclosed by ALTA Survey dated July 6, 2006 by V3 Consultants, job No. 00039.ONC3, as follows:

Possible easement for sanitary manholes, sewer manholes and water valve vault within Lifetime Drive, with rights to maintain and rights of ingress and egress.
8. Amended and Restated Declaration of Easements, Covenants, Restrictions and Signage dated _____, 2006 and recorded _____, 2006, as Document Number _____, by Opus Real Estate IL VII, L.L.C., a Delaware limited liability company, and LTF USA Real Estate Company, LLC, a Minnesota limited liability company, and the terms and conditions as contained therein.
9. Easement Agreement made by and between Cole Taylor Bank, as Trustee under Trust Agreement dated December 1, 1999 and known as Trust Number 95-2107 and FCA Real Estate Holdings, Inc., dated October 22, 2001 and recorded November 9, 2001 as Document 0010060887, and the terms and conditions as contained therein.