

WARRANTY DEED
Statutory LIENS
(Corporation to Corporation)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR

OPUS CORPORATION

a corporation created and existing under and by virtue of the laws of the State of Minnesota and duly authorized to transact business in the State of Illinois for and in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS in hand paid.

12.00

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

OPUS NORTH CORPORATION

a corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address Suite 900, 9700 W. Higgins Road, Rosemont, Illinois 60018 the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Lot 503 in Kensington Center-Resubdivision Twenty-two, a resubdivision of Lot 503 in Kensington Center-Resubdivision Seventeen, a resubdivision in part of the Northeast Quarter of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to the Permitted Encumbrances listed on the reverse side of this Deed.

Permanent Real Estate Index Number(s): 03-35-200-035-0000

Address(es) of Real Estate: 431 Lakeview Court, Mount Prospect, Illinois 60056

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Assistant Secretary, this 31st day of March, 19 85

OPUS CORPORATION
IMPRESS CORPORATE SEAL HERE
BY Gene Haugland PRESIDENT
ATTEST Robert C. Perkins ASSISTANT SECRETARY
Minnesota

State of Illinois, County of Hennepin, ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gene Haugland personally known to me to be the President of the Opus Corporation, a Minnesota

corporation, and Robert C. Perkins personally known to me to be the Assistant 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 Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to 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 seal, this 31st day of March, 19 85

Commission expires

Marc L. Kruger
NOTARY PUBLIC

This instrument was prepared by Marc L. Kruger, 800 Opus Center, 9900 Bren Road East, Minnetonka, MN 55343

Opus North Corporation
(Name)
9700 W. Higgins Road - Suite 900
(Address)
Rosemont, IL 60018
(City, State and Zip)

SEND SUBSEQUENT TAXES TO
Opus North Corporation
Suite 900
9700 W. Higgins Road
Rosemont, IL 60018
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO

COOK 33

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
88329542
999.00
202.00

AP 90803

Cook County
REAL ESTATE TRANSFER TAX
999.00
202.00

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Corporation

OPUS CORPORATION

TO

OPUS NORTH CORPORATION

GEORGE E. COLE
LEGAL FORMS

Permitted Encumbrances:

1. Real Estate Taxes and installments of special assessments due and payable in 1989 and subsequent years.
2. Building, zoning, and subdivision laws, and state and federal regulations.
3. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
4. Annual benefits for the Beehanville Drainage District under Law Docket 6001400; satisfied to date.
5. Easement in favor of The Metropolitan Sanitary District of Greater Chicago dated January 15, 1959 and recorded January 30, 1959 as Document 17444287.
6. Easement Agreement by and between Northern Illinois Gas Company and Brickman Home Builders, Inc. dated December 4, 1958 and recorded April 2, 1959 as Document 17497100.
7. Easement Agreement by and between Northern Illinois Gas Company and Exchange National Bank of Chicago, as Trustee under Trust Number 20348, dated January 18, 1968 and recorded May 9, 1968 as Document 20484407.
8. Easement Agreement made by and between American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45711, and Rauenhorst Corporation recorded August 5, 1982 as Document 26312347 and filed August 5, 1982 as Document LR 3269524 as amended by Amendment of Easement Agreement dated August 30, 1984 and recorded November 1, 1984 as Document 27320443 and filed as Document LR3403051.
9. Easements, covenants, conditions and restrictions as shown and/or reserved on plat of Kensington Center - Phase 5, filed February 8, 1985 as Document LR 3418941 and plat of Kensington Center - Resubdivision Seventeen, a Resubdivision of Kensington Center - Phase Five, filed March 21, 1986 as Document LR 3503002.
10. Easement in favor of Central Telephone Company dated April 25, 1980 and recorded January 30, 1981 as Document LR 25757925.
11. The rights of tenants in possession of the subject property.

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

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