

UNOFFICIAL COPY

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ASSISTANT SECRETARY'S CERTIFICATE

Attached hereto is a true and correct copy of resolutions duly adopted by the Board of Directors of BSN Corp.


Rick A. Lacher, Assistant Secretary

LOPEZ.3545
436/1

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STATE OF ILLINOIS

IN SENATE, January 11, 1900.

Property of Cook County Clerk's Office

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UNANIMOUS CONSENT OF THE BOARD OF DIRECTORS OF BSN CORP.

The undersigned, being all the directors of BSN Corp., a Delaware corporation (the "Company"), pursuant to Section 141(f) of the Delaware General Corporation Law, hereby execute this Unanimous Consent for the purpose of adopting the following resolutions of the Board of Directors of the Company to the same extent and to have the same force and effect as a unanimous vote of all directors of the Company at a meeting of the Board of Directors of the Company, duly called and held for the purpose of acting upon proposals to adopt such resolutions.

RESOLVED, that certain Contract of Sale, as amended, between the Company and T. J. Flanagan, Inc. an Illinois corporation, pursuant to which T. J. Flanagan, Inc. will purchase the property commonly known as 5800 West Bloomingdale in Chicago, Illinois for \$2,750,000 from the Company and lease back the property to the Company on substantially the terms set forth in the lease attached hereto as Exhibit B, and all actions previously taken by the officers with respect thereto are hereby ratified, confirmed, adopted and approved and the officers of the Company be, and they hereby are, authorized, empowered and directed for and on behalf of and in the name of the Company, to cause the performance of such Contract of Sale, as amended, and to execute, deliver and cause the performance of such lease and all documents relating thereto with such changes therein as the officer executing the same may deem appropriate.

RESOLVED FURTHER, that the officers of the Company be, and they hereby are, authorized, empowered and directed for and on behalf and in the name of the Company to execute, deliver and cause the performance of such documents and take such actions as may be necessary to carry out the intent and the purpose of the foregoing resolutions.


Dated to be effective as of the 13th day of July, 1988.



Michael J. Blumenfeld



Sheldon I. Stein



Alan J. Bogdanow



William H. Watkins, Jr.



Lawrence R. Herkimer

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PARCEL A:

SUB-PARCEL A1:

THE SOUTH 165.78 FEET OF LOT 4 (EXCEPT THE WEST 350 FEET) IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF DATED DECEMBER 26, 1924 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JANUARY 8, 1925 AS DOCUMENT 8732302 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS JANUARY 9, 1925 AS DOCUMENT LR241222;

ALSO

13-72-400-036

SUB-PARCEL A2:

THAT PART OF THE SOUTH 165.78 FEET OF LOT 2 LYING EAST OF THE EAST LINE OF LOT 4 AND WEST OF THE CENTER LINE OF A 50 FOOT PRIVATE STREET BEING DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF SAID LOT 4 IN KEENEY'S INDUSTRIAL DISTRICT AFORESAID;

PARCEL B:

13-72-400-020

THE SOUTH 165.78 FEET OF THE WEST 337 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF MADE UNDER DATE OF DECEMBER 26, 1924 BY CHICAGO GUARANTEE SURVEY COMPANY AND FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1925 AS DOCUMENT LR241222;

PARCEL C:

THE EAST 13 FEET OF THE WEST 350 FEET OF THE SOUTH 165.78 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL D:

A STRIP OF LAND IN THAT PART OF LOT 4 AND LOT 2 IN KEENEY INDUSTRIAL DISTRICT AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 4, SAID KEENEY INDUSTRIAL DISTRICT, 165.78 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT, RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF BLOOMINGDALE AVENUE), A DISTANCE OF 826.08 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE RIGHT OF WAY (AT POINT OF TANGENCY) CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ON OCTOBER 4, 1932 BY DEED RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS DOCUMENT LR599299; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, BEING A CURVED LINE CONVEXED SOUTHWESTERLY, THE LAST DESCRIBED COURSE BEING TANGENT THERETO AND HAVING A RADIUS OF 487.6 FEET, A DISTANCE OF 132.9 FEET; THENCE WEST ON A LINE PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AFORESAID, A DISTANCE OF 694.98 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 4; THENCE SOUTH ON SAID WEST LINE 18 FEET TO THE POINT OF BEGINNING;

PARCEL E:

THAT PART OF LOTS 2, 3 AND 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF LOT 4, IN SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4; THENCE NORTH ALONG THE EAST LINE OF THE NORTH MONITOR AVENUE, A DISTANCE OF 160 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 450.99 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932, AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS DOCUMENT LR599299; THENCE SOUTH EASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED SOUTH WESTERLY AND HAVING A RADIUS OF 487.60 FEET, A DISTANCE OF 297.58 FEET (ARC), TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, BEING THE NORTH LINE OF RIGHT OF WAY CONVEYED TO THE TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED AUGUST 2, 1940 AND FILED JUNE 5, 1941 AS DOCUMENT LR 899490; THENCE WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 694.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

5800 W. Bloomingdale
Chicago, Illinois

13-72-400-036

TORRENS
CITY 1094173

TORRENS
CITY 714060

TORRENS
CITY 111094173

TORRENS
CITY 875629

LOT 4 TORRENS
CITY 714737

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3721712

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DEED INSTRUMENT
(ILLINOIS)

171-64-11741
3724712

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3724712

THE GRANTOR BSN Corp., a Delaware corporation

of the County of Cook and State of Illinois
for and in consideration of Ten
Dollars; and other good and valuable considerations in hand paid,
Conveys and (WARRANT X / QUIT CLAIM) unto
American National Bank and Trust Company of
Chicago (33 N. LaSalle St., Chicago, IL 60690)

(The Above Space For Recorder's Use Only)

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 18 th day of May, 1988 and known as Trust
Number 105462-29 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or
successors in trust under said trust agreement, the following described real estate in the County of Cook and State of
Illinois, to wit: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 13-32-400-036-0000, 13-32-400-023-0000, 13-32-400-025-0000 and 13-32-400-030-0000
Address(es) of real estate: 5800 W. Bloomingdale, Chicago, Illinois 60639

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said
trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part
thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as
desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said
premises or any part thereof to a successor or successor-in-trust and to grant to such successor or successors in trust all of the title, estate,
powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part
thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in
futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to
renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and
provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and
options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future
rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any
kind; to release, convey or assign any right, title or interest in or about or encumbrance appurtenant to said premises or any part thereof; and to
deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning
the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be
conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or
money borrowed or advanced on said premises, or be obliged to see that the terms of any trust have been complied with, or be obliged to
inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust
agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be
conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the
time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such
conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said
trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a
successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title,
estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the
earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal
property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest
in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the
certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations" or words of similar
import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all
statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 14
day of July, 1988 BSN Corp., a Delaware corporation
Charles J. Stein (SEAL) By: Mark Blumenthal (SEAL)
Its: Pres.

State of Texas, County of Dallas SS.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that Francis Blankenship, M.V. Blumenthal & Charles J. Stein
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,
sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes
therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of July, 1988

Commission expires 2-18 1990 Francis Blankenship
NOTARY PUBLIC

This instrument was prepared by Andrew K. Klein, Esq., 203 N. LaSalle St., Chicago, IL
(NAME AND ADDRESS) 60601

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO:

Eugene Shepp
Shepp & Sherwin
25 E. Washington
Suite 600
(Address)
Chicago, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

c/o Alenite Company (Attn: Frank W. Gordon)
(Name)
5750 W. Bloomingdale
(Address)
Chicago, Illinois 60639
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

AFFIX "RIDERS" OR REVENUE STAMPS HERE
EXEMPT UNDER PROVISIONS OF PARAGRAPH 2 SECTION 2001-256 OR UNDER PROVISIONS OF PARAGRAPH C SECTION 2001-256 OF THE CHICAGO TRANSACTION TAX ORDINANCE
BUYER/SELLER REPRESENTATIVE: Julie Galambos, Esq.
Attorney for Seller
FRANCIS BLANKENSHIP
COMMISSION EXPIRES
FEBRUARY 18, 1990
272222

171-64-11741 CORP RESOLUTIONS ATTACHED

LEGAL DESCRIPTION AFFECTS PROPERTY ON
71460, 875 629 109473
71460, 875 629 109473

JUL 19 1988

Deed in Trust

BSN Corp., a Delaware corporation

TO

American National Bank and Trust
Company, as Trustee under a Trust
Agreement, dated May 18, 1988
and known as Trust No. 105462-08

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GEORGE E. COLE
LEGAL FORMS

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CHICAGO TITLE INS.
G# 711-49-11

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Remo

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Age of Certificate

3724712

HARRY B. YOUNG
REGISTRAR OF TITLES

3724712

Age of Certificate

IN DUPLICATE

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787118

(K)