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Customer CTF
Transfer
Filing Date 11/1/90
Ctl. # 150 348
L.F. Date
Grantor OPUS NORTH CORP.
S.S.#
Grantor
S.S.#
Grantee NTN USA CORP.
S.S.#
Grantee
S.S.#
P.I.N.# 03-35-200-044 Tax # 285859
Fed Lien Search 811308
Title Officer
Title Company CTF
Trust Dept. Approval
Survey Dept. Approval
Refused
Type of Document Deed
Number
Total No. Docs. 1
Logged
Microfilm
To Tax Dept.
Ret'd
Previewer
Date
Typist
Date
Revisor
Date
New Ctl. #
Date
Delivery
Date
Customer Signature
FORM NO. 300 Federal Tax Lien

SEARCH

DOCUMENT NO.

DATE OF SEARCH:

811308

11-1-90

CTF

90 NOV -1 AM 9:20

RESULT OF SEARCH:

None

11-1-90

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CERTIFICATE OF SECRETARY

The undersigned, as Secretary of Opus North Corporation, an Illinois corporation ("Corporation"), hereby certifies that all of the members of the Executive Committee of the Corporation adopted the following resolution, effective as of October 24, 1990:

> RESOLVED, that James P. Nygaard, President and Carl G. Jacobson, Secretary of Opus North Corporation, shall be, and they hereby are, authorized to execute and deliver that certain Warranty Deed from Opus North Corporation, an Illinois corporation, to NTN USA Corporation, a Delaware corporation, and to execute and deliver such other instruments and documents required by or deemed necessary or appropriate by them in connection with that conveyance of the following described real property:
>
> Lot 807 in Kensington Center - Resubdivision Twenty-eight, a resubdivision of Lots 803 and 805 in Kensington Center - Resubdivision Twenty-one, in part of the Northeast 1/4 of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof filed January 10, 1990 as Document LR3852830, excepting from said Lot 805 that part thereof lying Northeasterly of a straight line drawn from a point in the North line of said lot which is 20 feet West of the Northeast corner of said Lot 805 to a point in the East line of said lot which is 20 feet South of said Northeast corner of Lot 805, taken for highway, all in Cook County, Illinois.

The undersigned further certifies that the above resolution has not been rescinded or modified and is presently in full force and effect.

IN WITNESS WHEREOF, the undersigned has executed this Certificate as Secretary of the Corporation as of October 30th, 1990.

Carl G. Jacobson, Secretary

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CERTIFICATE OF RESOLUTION

The undersigned hereby certifies that:

1. He is the duly appointed and qualified Secretary-Treasurer of NTN USA Corporation, ("NTN USA"), a corporation, organized and existing under the laws of the State of Delaware.

2. By a Resolution of the Board of Directors, NTN USA adopted the following resolutions on October 1, 1990:

"WHEREAS", after some discussion by the Board of Directors of NTN USA, it has been determined that it is in the best interest of NTN USA TO acquire certain real property located at 1600 East Bishop Court, Mount Prospect, Illinois, described as follows:

LOT 807 IN KENSINGTON CENTER - RESUBDIVISION TWENTY EIGHT, A RESUBDIVISION OF LOTS 803 AND 805 IN KENSINGTON CENTER - RESUBDIVISION TWENTY ONE, IN PART OF THE NORTH EAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED JANUARY 10, 1990 AS DOCUMENT LR3852830, EXCEPTING FROM SAID LOT 805 THAT PART THEREOF LYING NORTHEASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT WHICH IS 20 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT 805 TO A POINT IN THE EAST LINE OF SAID LOT WHICH IS 20 FEET SOUTH OF SAID NORTH EAST CORNER OF LOT 805, TAKEN FOR HIGHWAY, ALL IN COOK COUNTY, ILLINOIS.

"NOW, THEREFORE, it is hereby

"RESOLVED, that NTN USA is authorized to enter into a purchase agreement on substantially the same terms and conditions as negotiated by its President.

"FURTHER RESOLVED, that the Chairman, President and Vice President (and any persons he may appoint), be and the same are hereby authorized, empowered and directed for and on behalf of NTN USA to take any and all action and to execute and deliver such documents, instruments, applications as they deem necessary and appropriate in order to carry out the foregoing resolution and in order to consummate the purchase of the said real estate contemplated in said resolution."

IN WITNESS WHEREOF, the undersigned has hereunto set his hand as such Secretary-Treasurer and affixed the seal of NTN USA this 26th day of October, 1990.

NTN USA Corporation

NTN USA CORPORATION CORPORATE SEAL DELAWARE

By: Naokazu Iyama
Naokazu Iyama
Secretary-Treasurer

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GEORGE E. COLE® LEGAL FORMS

NO. 801
February, 1985

WARRANTY DEED
Statutory (Illinois)
(Corporation to Corporation)

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.

COOK COUNTY ILLINOIS REAL ESTATE TRANSFER TAX 3707 22,710.00

COOK CO. NO. 018 188841

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE 948 25

(The Above Space For Recorder's Use Only)

THE GRANTOR
Opus North Corporation, an Illinois Corporation

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 ---------- ($10.00) ---------- DOLLARS, in hand paid, and pursuant to authority given by the ~~Board of~~ Executive Committee of said corporation, CONVEYS and WARRANTS to NTN USA Corporation

a corporation organized and existing under and by virtue of the laws of the State of Delaware having its principal office at the following address 31 East Oakton Des Plaines, Il, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

~~LOT EIGHT HUNDRED SEVEN (807) [illegible]~~

In Kensington Center Resubdivision Twenty Eight in part of the Northeast Quarter (1/4) of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 10, 1990, as Document Number 3832830.

Permanent Real Estate Index Number(s): 03-35-200-044-0000

Address(es) of Real Estate: 1600 Bishop Court, Mount Prospect, IL

Subject to: See Exhibit "A" attached hereto and made a part hereof

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 30th day of October, 1990.

IMPRESS CORPORATE SEAL HERE

Opus North Corporation, an Illinois Corporation
(NAME OF CORPORATION)

BY James P. Nygaard
PRESIDENT

ATTEST: Carl G. Jacobson
SECRETARY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that James P. Nygaard personally known to me to be the _____ President of the Opus North Corporation, an Illinois corporation, and Carl G. Jacobson personally known to me to be the _____ 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 _____ 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~~ Executive Committee 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.

" OFFICIAL SEAL "
PATRICIA M. GRONSET
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/1/93

Given under my hand and official seal, this 30th day of October 1990.

Commission expires August 1, 1993

Patricia M. Gronset
NOTARY PUBLIC

This instrument was prepared by Richard W. Pearse, Esq., Winston & Strawn, 35 W. Wacker Dr. Chicago, IL 60601
(NAME AND ADDRESS)

MAIL TO: Antone Gregorio, Esq.
134 N. LaSalle, Suite 1200
Chicago, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
NTN USA Corporation
31 East Oakton
Des Plaines, IL 60017
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

Property of Cook County Clerk's Office

72-41-559-DI

DESCRIPTION AFFECTS PART OF PROPERTY ON CTF # 501348

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WARRANTY DEED

Corporation to Corporation

TO

GEORGE E. COLE®
LEGAL FORMS

COOK CO. NO. 016
1 3 8 8 4 4
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
★ ★ ★
OCT31'90
DEPT. OF REVENUE
9 4 6. 2 5
PB.10686

COOK CO. NO. 016
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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OCT31'90
DEPT. OF REVENUE
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COOK CO. NO. 016
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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COOK CO. NO. 016
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REAL ESTATE TRANSFER TAX
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
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OCT31'90
DEPT. OF REVENUE
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PB.10686

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0 4 3 4 8 4
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
OCT 31'90
P.B.11424
9 4 6. 2 5

0 4 3 4 8 5
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
OCT 31'90
P.B.11424
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Cook County
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REVENUE STAMP
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Cook County
REAL ESTATE TRANSACTION TAX
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CAROL MOSELEY BRAUN
REGISTRAR OF TITLES

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DUPLICATE

Deed

13348

CHICAGO TITLE INS. CO

72-44-559

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EXHIBIT "A"

1. Covenants, conditions and restrictions contained in Annexation Agreement dated May 2, 1980 and filed May 28, 1980 as Documents LR3162686 made by and between Village of Mt. Prospect, an Illinois municipal corporation and American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771, Northern Illinois Gas Company and Rauenhorst Corporation, a Minnesota Corporation.

   (Affects the land and other property)

2. Declaration of Industrial Standards and Protective Covenants made by Opus Corporation, a Minnesota Corporation, authorized to do business in the State of Illinois as Opus Designers, Builders, Developers, Inc., dated May 19, 1986 and recorded July 31, 1986 as Document 86328202 and filed as Document LR3536483.

3. Easement and all covenants, conditions and restrictions affecting said easement reserved for and granted to Northern Illinois Gas Company, its successors and assigns for the installation, maintenance, relocation, renewal and removal of underground gas mains and underground appurtenances as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855, over the West 10 Feet of a portion of the South 78.18 Feet as measured along the West line of Lot 807 as shown within the dotted area marked "A".

4. Easement and all covenants, conditions and restrictions affecting said easement reserved for and granted to the Commonwealth Edison Company and Central Telephone Company, their successors and assigns for the installation, operation, maintenance, relocation, renewal and removal of underground transmission and underground distribution of electricity sounds and signals, as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855 described as follows:

   Over the East 10 Feet of the West 20 Feet of Lot 807 and over a portion of the South 78.18 Feet as measured along the West line of Lot 807 as shown within the dotted area marked "B".

5. Easement and all covenants, conditions and restrictions affecting said easement reserved for and granted to the Village of Mt. Prospect, its successors and assigns, for the installation, operation, maintenance, relocation, renewal or removal of underground water main appurtenances, underground storm sewers and swales and underground sanitary sewers as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855, described as follows:

   Over the West, North and East 10 Feet of Lot 807.

6. A non-exclusive and all covenants, conditions and restrictions affecting said easement reserved for and granted to the Cable Communication Franchisee for the installation, operation, maintenance, relocation, renewal or removal of underground cables, and underground equipment for the transmission and distribution of Cable Television Service as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 Kensington Center Resubdivision

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Twenty-One filed April 20, 1988 as Document LR3701855 described as follows:

Over the East 10 Feet of the West 20 Feet of Lot 807 and over a portion of the South 78.18 Feet as measured along the West line of Lot 807 as shown within the dotted area marked "E"

7. Covenants, conditions and restrictions as shown as Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as Document LR3701855 that no buildings or other structures shall be constructed or erected in any "easement area", street, alley, other public ways or places, nor shall any other use be made thereof which is inconsistent or interferes with the easements reserved and granted therein.

8. 40 Foot building and parking lot set back line as shown on Plat of Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and as shown on Plat of Kensington Center Resubdivision Twenty-One filed April 20, 1988 as document LR3701855 over the North and East line of Lot 807.

9. 35 Foot easement for ingress and egress for shared access between Lots 806 and 807 over the Southwesterly line of Lot 807 and the Northwesterly line of Lot 806 as created by Kensington Center - Resubdivision Twenty Eight filed January 10, 1990 as document LR3852830.

10. Special taxes or assessments for improvements not yet completed.

11. General taxes for the year 1990 and subsequent years.

12. Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service, together with right of access to said equipment as created by Grant to Commonwealth Edison Company and Central Telephone Company filed April 16, 1990 as Document LR3872994. (affects the North 10 Feet of the South 73 Feet (as measured from the South line of said Lot and said South line extended West) of the East 113 Feet of the West 133 Feet of land).

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