GEORGE E. COLE
LEGAL FORMS

NO. 801
February, 1985

COOK
CO. NO. 016



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.

3925863

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
704.00

(The Above Space For Recorder's Use Only)

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 Ten and 00/100 Dollars ($10.00) and other good and valuable consideration DOLLARS, in hand paid, 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 9700 West Higgins Road, Rosemont, Illinois 60018, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

That part of LOT EIGHT HUNDRED SIX in Kensington Center Resubdivision Twenty Eight described as follows: falling within Lot 807 in Kensington Center Resubdivision Twenty One (806)

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, Cook County, Illinois, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 16, 1990, as Document Number 3939636.

Permanent Real Estate Index Number(s): 03-35-200-037-0000

Address(es) of Real Estate: 1660 Feehanville Drive, Mount Prospect, IL 60056

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 March, 19 90.

OPUS CORPORATION
(NAME OF CORPORATION)

IMPRESS CORPORATE SEAL HERE

BY _____ PRESIDENT

ATTEST _____ SECRETARY

State of Minnesota 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 President of the OPUS CORPORATION, a Minnesota corporation, and James L. Tucker 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 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.

IMPRESS NOTARIAL SEAL HERE

Given under my hand and official seal, this 30th day of March 19 90

Commission expires Dec. 7 1995

Irene V. Anderson
NOTARY PUBLIC

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

MAIL TO
James P. Nygaard
Opus North Corporation (Name)
9700 West Higgins Road-Suite 900 (Address)
Rosemont, Illinois 60018 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

SEND SUBSEQUENT TAX BILLS TO:
Opus North Corporation (Name)
9700 West Higgins Road-Suite 900 (Address)
Rosemont, Illinois 60018 (City, State and Zip)

VILLAGE OF MOUNT PROSPECT REAL ESTATE TRANSFER TAX 407.00

REAL ESTATE TRANSACTION TAX REVENUE STAMP 352.00

Cook County 3925863

Property of Cook County Clerk's Office

Resolutions Attached

# WARRANTY DEED

## Corporation to Corporation

OPUS CORPORATION

TO

OPUS NORTH CORPORATION

GEORGE E. COLE®
LEGAL FORMS

EXHIBIT A TO WARRANTY DEED

PERMITTED ENCUMBRANCES

1. Building, zoning and subdivision ordinances, and State and Federal regulations.

2. Real estate taxes due and payable in 1991 and subsequent years.

3. Annual maintenance assessment of Feehanville Drainage District under Law Docket Number 60014CO.

4. Covenants, Conditions and Restrictions contained in Annexation Agreement dated May 2, 1980 and filed May 28, 1980 as Document LR3162686 made by and between Village of Mt. Prospect and American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771, Northern Illinois Gas Company and Rauenhorst Corporation.

5. Declaration of Industrial Standards and Protective Covenants dated May 19, 1986 and recorded July 31, 1986 as Document 86328202 and filed as Document LR3536483.

6. Easement for recreation and drainage creek maintenance in favor of the Village of Mt. Prospect as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and Kensington Center-Resubdivision Twenty One filed April 20, 1988 as Document LR3701855.

7. Easement reserved for and granted to Northern Illinois Gas Company, its successors and assigns for underground gas mains and underground appurtenances, as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and Kensington Center-Resubdivision Twenty One filed April 20, 1988 as Document LR3701855.

8. Easement reserved for and granted to Commonwealth Edison Company and Central Telephone Company, their successors and assigns for underground transmission and underground distribution of electricity, sounds and signals, as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830, Kensington Center-Resubdivision Twenty One filed April 20, 1988 as Document LR3701855, and Kensington Center-Phase Six filed March 31, 1986 as Document LR3502998.

9. Easement reserved for and granted to the Village of Mt. Prospect, its successors and assigns, for underground water main appurtenances, underground storm sewers and swales and underground sanitary sewers, as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and Kensington Center Resubdivision Twenty One filed April 20, 1988 as Document LR3701855.

10. Easement reserved for and granted to the cable communication franchisee of the Village of Mount Prospect for underground equipment for the transmission and distribution of cable television service, as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830, Kensington Center-Resubdivision Twenty One filed April 10, 1988 as Document LR3701855, and Kensington Center-Phase Six filed March 21, 1986 as Document LR3502988.

11. Easement reserved for Opus Designers, Builders, Developers, Inc. for storm water detention ponds and related ancillary facilities, together with the right of access thereto, as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and Kensington Center-Resubdivision Twenty One filed April 20, 1988 as Document LR3701855.

12. Right of way for drainage tiles, ditches, feeders and laterals.

13. 40-foot building and parking lot set back line as shown on the Plats of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 and Kensington Center-Resubdivision Twenty One filed April 20, 1988 as Document LR3701855.

14. Easement as indicated by Plat of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 for storm sewer for the benefit of Lot 807.

15. Easement as indicated by Plat of Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830 for storm sewer for the benefit of Lot 808.

16. Easement for ingress and egress for shared access between Lots 806 and 807, as created by Kensington Center-Resubdivision Twenty Eight filed January 10, 1990 as Document LR3852830.

Exhibit "A"

Lot 806 in Kensington Center - Resubdivision Twenty Eight, A Resubdivision of Lots 803 and 805 in Kensington Center - Resubdivision Twenty One, a Resubdivision 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.



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