

# UNOFFICIAL COPY

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:



WIRELESS CAPITAL PARTNERS, LLC  
2800 28<sup>th</sup> Street, Suite 100  
Santa Monica, California 90405  
Attn: Servicing Manager  
WCP# 47907

Doc#: 0501239079  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 01/12/2005 01:11 PM Pg: 1 of 5

## MEMORANDUM OF PURCHASE AND SALE OF EASEMENT AND LEASE AND SUCCESSOR LEASE

This Memorandum of Purchase and Sale of Easement and Lease and Successor Lease (this "Memorandum") is made as of DEC. 27, 2004 between SALTZMAN PRINTERS INC., an Illinois corporation ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as lessor, and SprintCom, Inc., as lessee ("Tenant"), are parties to that certain lease dated as of January 12, 1998, a memorandum of which was recorded on April 17, 1998, as Document No. 98304657 (the "Lease"), with respect to the premises described on Exhibit A attached hereto (the "Premises").

B. Landlord and WCP are parties to a Purchase and Sale of Easement and Lease and Successor Lease dated on or about the date hereof (the "Agreement"), pursuant to which Landlord has, among other things, sold and assigned to WCP its right, title and interest in and to the Lease. The parties hereto desire to execute this Memorandum to provide constructive notice of the existence of the Lease and the Agreement, and of WCP's rights under the Agreement including the easement granted therein

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto acknowledge and/or agree as follows:

Landlord has granted and hereby does grant an easement in the Premises to WCP, for the purpose of inspecting, installing, improving, enlarging, removing, maintaining, repairing and replacing of antennas and telecommunications equipment on the Premises. Landlord has sold and assigned and hereby does sell and assign all of its right, title and interest in and to the Lease to WCP, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about January 11, 2008 and contains three (3) option(s) to renew or extend the term for an additional period of five (5) years each. Landlord has leased and hereby does lease the Premises to WCP, on the terms and subject to the conditions set forth in the Agreement. The successor lease is for a term commencing upon the expiration or termination of the Lease and ending on December 31, 2024. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

Please Return To: First American Title  
3 Greenway Plaza, Suite 1100  
Houston, TX 77046  
Attn: Post Closing  
NCS No. 129399

First American Title  
Order # \_\_\_\_\_

CA 1061 DEL

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The terms and conditions of the Lease and the Agreement are hereby incorporated herein by reference as if set forth herein in full. Copies of the Lease and the Agreement are maintained by WCP at the address of WCP above and are available to interested parties upon request. This Memorandum has been duly executed by the undersigned as of the date first written above.

Landlord:

SALTZMAN PRINTERS INC.,  
an Illinois corporation

By: [Signature]  
Name: JACK SALTZMAN  
Its: V.P./CEO

By: [Signature]  
Name: LEWIS SALTZMAN  
Its: PRESIDENT

WCP:

WIRELESS CAPITAL PARTNERS, LLC,  
a Delaware limited liability company

By: [Signature]  
Name: \_\_\_\_\_  
Its: Joni LeSage  
Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

Property of Cook County Clerk's Office

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## SCHEDULE A

### LEASE DESCRIPTION AND LEGAL DESCRIPTION

That certain LEASE AGREEMENT dated January 12, 1998, by and between SALTZMAN PRINTERS INC., AS SUCCESSOR-IN-INTEREST TO, PINNACLE BANK, SUCCESSOR TRUSTEE TO SUBURBAN TRUST AND SAVINGS BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED NOVEMBER 24, 1981, KNOWN AS TRUST NUMBER 3483 whose address is 50 Madison Street, Maywood, IL 60153 ("Landlord") and SPRINTCOM, INC. ("Tenant"), whose address is 1200 Main Street, Kansas City, Missouri 64105, for the property located at 50 Madison Street, Maywood, IL 60153 for which a Memorandum Of Lease is duly recorded on April 17, 1998 as Document No. 98304667 of the Cook County Registry.

#### LEGAL DESCRIPTION:

That part of Lot 2 in the Subdivision of the Northeast Quarter of Section 14, Township 39 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing on the North line of the West Half of the Northeast Quarter, 991 feet East of the center line of First Avenue; thence South 00 degrees 13 minutes 35 seconds West, 37.28 feet, parallel with First Avenue for a point of beginning; thence continuing South 00 degrees 13 minutes 35 seconds West, 312 feet; thence North 89 degrees 43 minutes 27 seconds West, 58 feet; thence South 00 degrees 13 minutes 35 seconds West, 98 feet; thence North 89 degrees 43 minutes 27 seconds West, 115 feet; thence North 00 degrees 13 minutes 35 seconds East, 410 feet to a point on the South line of Madison Street; thence South 89 degrees 43 minutes 27 seconds East, 173 feet, along said South line, to the point of beginning, in Cook County, Illinois.

50 Madison Street

MAYWOOD, IL

Pin # 15 14 202 015

First of Cook County Clerk's Office

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## ALL-PURPOSE ACKNOWLEDGMENT

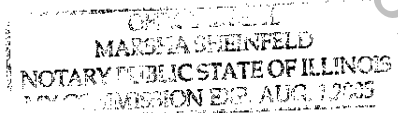
State of Illinois }  
County of Cook } ss.

On 12/22/04 before me, Marsha Sheinfeld,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Jack & Louis Saltzman,  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence

to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Marsha Sheinfeld  
Signature of Notary Public

### OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could not prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

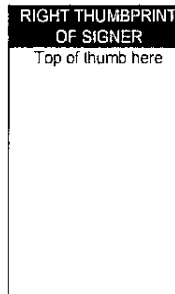
Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



Fred Anderson  
Notary Public

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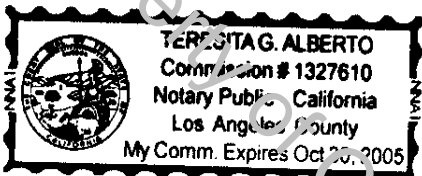
## ALL-PURPOSE ACKNOWLEDGMENT

State of **CALIFORNIA** }  
County of **LOS ANGELES** } ss.

On December 22, 2004 before me, TERESITA G. ALBERTO, NOTARY PUBLIC,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared JONI LESAGE  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence



to be the person ( whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Teresita G. Alberto  
Signature of Notary Public

### OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could not prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

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Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

