

UNOFFICIAL COPY

Prepared by:
William J. Lapelle
Levenfeld Pearlstein
2 North LaSalle Street, Suite 1300
Chicago, IL 60602



Doc#: 0519418060
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/13/2005 02:14 PM Pg: 1 of 4

Return to:
CHICAGO SMSA LIMITED PARTNERSHIP,
d/b/a Verizon Wireless
180 Washington Valley Road
Badmister, New Jersey 07921
Attn: Network Real Estates

Cell Site No:
State: Illinois
County: Lake

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into as of the 1st day of July, 2005, by and between LAKE SHORE COUNTRY CLUB, an Illinois not for profit corporation, whose address is 1255 Sheridan Road, Glenese, Illinois 60022, hereinafter referred to as "Lessor", and CHICAGO SMSA LIMITED PARTNERSHIP, d/b/a Verizon Wireless, whose address is 180 Washington Valley Road, Badmister, New Jersey 07921 hereinafter referred to as "Lessee."

WITNESSETH:

WHEREAS, by the terms of a certain Ground Lease entered into on the 1st day of July, 2005 (the "Lease"), the Lessor leased to the Lessee certain property, being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises"); and

WHEREAS, the Lessor and the Lessee desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Lake County, State of Illinois.

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Lessor does hereby lease the Premises to the Lessee upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

- (1) On the 1st day of July, 2005, the Lessor and Lessee entered into the Lease of the Premises.
- (2) The term of the Lease is for a period of ten (10) years commencing on the 1st day of July, 2005, and terminating on the 1st day of July, 2010.
- (3) The amounts of rental due and the terms, conditions and rights and remedies of the parties hereto are specifically set forth in the Lease.

RETURN TO BOX 242

UNOFFICIAL COPY

(4) The Lease contains three (3) renewal options to extend the lease for up to fifteen (15) additional years which may be exercised upon the terms and conditions more particularly set forth in the Lease.

IN WITNESS WHEREOF, the Lessor and Lessee hereto have caused this Memorandum of Lease to be executed by their duly authorized officers as of the day and year first above written.

LANDLORD:

TENANT:

LAKE SHORE COUNTRY CLUB,
Illinois not for profit corporation

CHICAGO SMSA LIMITED PARTNERSHIP,
d/b/a Verizon Wireless

By: David D. Pritikin
Print Name: David Pritikin
Title: President
Date: April 16, 2005

By: Howard H. Bower
Print Name: Howard H. Bower
Title: Midwest Area Vice President-
Network
Date: 7/1/05

WITNESSES:

WITNESSES:

x Joseph Frost
Print Name: Joseph Frost

x Diane Brash
Print Name: Diane Brash

x Jeffrey Callen
Print Name: Jeffrey Callen

x Deborah Jackson
Print Name: Deborah Jackson

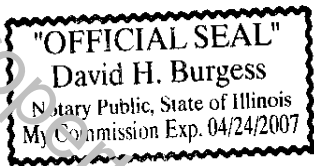
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF Illinois)
COUNTY OF Cook)

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that David Britkin (and) Jeffrey Cullen, known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing Ground Lease, appeared before me this day in person and (severally) acknowledged that (he) (she) (they) signed the said Lease as (his) (her) (their) free and voluntary act for the uses and purposes therein stated.

Given under my hand and seal this 18th day of April, 2005.



David H. Burgess
Notary Public

My commission expires 4/24/07

STATE OF INDIANA

COUNTY OF HAMILTON

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Howard H. Bower, Midwest Area Vice President-Network, known to me to be the same person whose name is subscribed to the foregoing Ground Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Lease as his free and voluntary act on behalf of the named Lessee limited partnership, for the uses and purposes therein stated.

Given under my hand and seal this 1st day of July, 2005.

Amara Grant
Notary Public



My commission expires July 12, 2005

UNOFFICIAL COPY

EXHIBIT A DESCRIPTION OF THE PARCEL

Address: 1255 Sheridan Rd., Glencoe, IL 60022 (a/k/a 500 Lake Cook Rd)
PIN: 04-01-200-003

ALL THAT CERTAIN PARCEL OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS. COMPRISING A LEASED PARCEL FOR TELECOMMUNICATIONS TOWER AND ALL NECESSARY EQUIPMENT, BEING DESCRIBED AND BOUND AS FOLLOWS:

PARENT PARCEL DESCRIPTION

LOT 1 IN LAKE SHORE COUNTRY CLUB SUBDIVISION BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JANUARY 29, 1938 PER DOC# 12112904, IN COOK COUNTY, ILLINOIS.

VERIZON WIRELESS PROPOSED LEASE AREA DESCRIPTION

THAT PART OF LOT 1 IN LAKE SHORE COUNTRY CLUB SUBDIVISION BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. RECORDED JANUARY 29, 1938 PER DOC# 12112904, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF LAKE COOK ROAD; THENCE SOUTH 32 DEGREES 40 MINUTES 49 SECONDS ALONG THE WESTERLY LINE OF LOT 1, 189.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57 DEGREES 19 MINUTES 11 SECONDS EAST, 13.00 FEET; THENCE SOUTH 32 DEGREES 40 MINUTES 49 SECONDS EAST, 20.00 FEET; THENCE SOUTH 57 DEGREES 19 MINUTES 11 SECONDS WEST, 13.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 1; THENCE NORTH 32 DEGREES 40 MINUTES 49 SECONDS WEST ALONG THE WESTERLY LINE OF LOT 1, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 260.00 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

VERIZON WIRELESS PROPOSED ACCESS EASEMENT DESCRIPTION

THAT PART OF LOT 1 IN LAKE SHORE COUNTRY CLUB SUBDIVISION BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN. RECORDED JANUARY 29, 1938 PER DOC# 12112904, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF LOT 1 AND THE SOUTH RIGHT OF WAY LINE OF LAKE COOK ROAD; THENCE SOUTH 32 DEGREES 40 MINUTES 49 SECONDS ALONG THE WESTERLY LINE OF LOT 1, 189.93; THENCE NORTH 57 DEGREES 19 MINUTES 11 SECONDS EAST, 13.00 FEET ON THE NORTHWESTERLY LINE OF THE HEREON DESCRIBED LEASE AREA TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 57 DEGREES 19 MINUTES 11 SECONDS EAST 11.00 FEET; THENCE SOUTH 32 DEGREES 40 MINUTES 49 SECONDS EAST, 20.00 FEET; THENCE SOUTH 57 DEGREES 19 MINUTES 11 SECONDS WEST, 11.00 FEET TO THE SOUTHEAST CORNER OF SAID LEASE AREA; THENCE NORTH 32 DEGREES 40 MINUTES 49 SECONDS WEST ON THE EASTERLY LINE OF SAID LEASE AREA, 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 260.00 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.