

UNOFFICIAL COPY



**Prepared by, and when Recorded,
Return to:**

Wireless Capital Partners, LLC
2800 28th Street, Suite 100
Santa Monica, CA 90405
Attn: Servicing Manager
WCP # 67694

Doc#: 0535345080 Fee: \$36.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2005 11:14 AM Pg: 1 of 7

Document Title(s)

Memorandum of Purchase and Sale of Lease and Successor Lease

Grantor(s):

SWEDISH AMERICAN MUSEUM ASSOCIATION OF CHICAGO, an Illinois non-profit corporation

Grantee(s):

Wireless Capital Partners, LLC

Property Address:

5211 N. Clark Street, Chicago, IL

Permanent Index Number:

14-08-124-004

150

UNOFFICIAL COPY

PREPARED BY AND
WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC
2800 28th Street, Suite 100
Santa Monica, California 90405
Attn: Servicing Manager
WCP# 67694

MEMORANDUM OF PURCHASE AND SALE OF LEASE
AND SUCCESSOR LEASE

This Memorandum of Purchase and Sale of Lease and Successor Lease (this "Memorandum") is made as of NOVEMBER 17, 2005 between SWEDISH AMERICAN MUSEUM ASSOCIATION OF CHICAGO, an Illinois non-profit corporation ("Landlord") and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as lessor, and SprintCom, Inc., a Kansas corporation, as lessee ("Tenant"), are parties to that certain lease dated as of February 17, 2004, a memorandum of which was recorded on February 26, 2004, as Instrument No. 0405718068, Cook County Registry (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 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 sold and assigned and hereby does sell and assign all of its right, title and interest in and to the Lease to WCP for 180 months, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about February 16, 2009 and contains four (4) 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 November 30, 2020. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

UNOFFICIAL COPY

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:

SWEDISH AMERICAN MUSEUM
ASSOCIATION OF CHICAGO,
an Illinois non-profit corporation

By: Robert P. Orelind
Name: Robert P. Orelind
Its: Chairman

WCP:

WIRELESS CAPITAL PARTNERS, LLC,
a Delaware limited liability company

By: Joni LeSage
Name: Joni LeSage
Its: Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

UNOFFICIAL COPY

ALL-PURPOSE ACKNOWLEDGMENT

State of Illinois
County of Cook } ss.

On 11-16-05 before me GRANT D ERICKSON Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Robert P. Orland
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

"OFFICIAL SEAL"
GRANT D. ERICKSON
Notary Public, State of Illinois
My Commission Expires 03/03/2007

WITNESS my hand and official seal.

[Signature]
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: _____

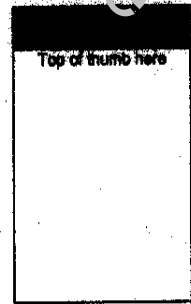
Signer(s) Other Than Named Above: _____

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: _____



UNOFFICIAL COPY

ALL-PURPOSE ACKNOWLEDGMENT

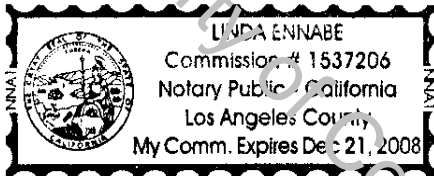
State of California }
County of Los Angeles } ss.

On 11-17-2005 before me, Linda Ennabe, 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(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.

Linda Ennabe
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: _____

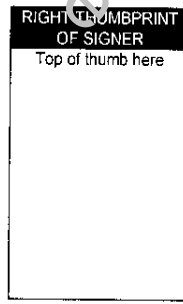
Signer(s) Other Than Named Above: _____

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: _____



UNOFFICIAL COPY

SCHEDULE A

LEASE DESCRIPTION AND LEGAL DESCRIPTION

That certain Site Agreement dated February 17, 2004, by and between Swedish American Museum Association of Chicago, whose address is 5211 N. Clark Street, Chicago, IL 60640 ("Landlord") and SprintCom, Inc. ("Tenant"), whose address is 6391 Sprint Parkway, Mail Stop KSOPHT0101-Z2650, Overland Parkway, KS 66251, for the property located at 5211 N. Clark Street, Chicago, IL 60640 for which a Memorandum of Agreement is duly recorded on February 26, 2004, as Instrument No. 0405718068 of the Cook County Registry.

The Legal Description follows on the next page:

UNOFFICIAL COPY

Legal Description

LOTS 41 AND 42 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARK SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN S. H. KERFOOT'S RESUBDIVISION OF LOTS 1 TO 20, BOTH INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.