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Doc#: 0608116102 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2006 11:48 AM Pg: 1 of 9

Prepared by and when recorded, return to:

Timothy J. Culver, Esq.
Global Tower, LLC
1801 Clint Moore Road, Suite 215
Boca Raton, FL 33487

Property of Cook County Clerk's Office

GTP Site Name: 47th Halsted (Fuller Park)
GTP Site Number: IL-5123
A.L.B.S. Site Number: CHI570

10824822
Cook

ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

PIN-20-08-202-037-0006

THIS ASSIGNMENT AND ASSUMPTION OF GROUND LEASE (this "Assignment") is entered into as of January 31, 2006, by and among A.L.B.S. Wireless Services II, LLC a Illinois limited liability company ("Seller") and GTP Acquisition Partners II, LLC a Delaware limited liability company ("Purchaser").

WITNESSETH

WHEREAS, the Agreement of Purchase and Sale dated as of October 20, 2005 (the "Purchase Agreement", with capitalized terms used herein without definition having the meanings set forth therein), by and between Purchaser and Seller provides for the sale by Seller to Purchaser of the Assets; and

WHEREAS, the Purchase Agreement provides that on the Closing Date, Seller will assign all of its interest in the real property lease described on Exhibit A (the "Lease") to Purchaser.

h05 ✓

SV
PY
MY
BMR
SD

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GTP Site Name: 47th Halsted (Fuller Park)
GTP Site Number: IL-5123
A.L.B.S. Site Number: CHI570

NOW THEREFORE, in consideration of the premises and the mutual covenants contained herein and in the Purchase Agreement, Purchaser and Seller, intending to be legally bound, agree as follows:

1. Assignment of Lease. Seller hereby assigns to Purchaser all of Seller's right, title and interest in, to and under the Lease, being the same premises leased to Seller.
2. Acceptance and Assumption of Lease. Purchaser hereby accepts the assignment of the Lease and expressly assumes and covenants in favor of Seller and the lessor under the Lease (the "Lessor") to discharge and perform, as and when due, all obligations of Seller accruing, arising out of, or relating to events or occurrences from and after the Closing Date under the Lease.
3. Lessor as Third Party Beneficiary. Seller and Purchaser acknowledge that Lessor and its successors and assigns are intended third party beneficiaries of this Assignment and shall have the right to directly enforce Purchaser's obligations and assumptions hereunder to the same extent as if they were a party hereto.
4. Purchase Agreement Controls. Nothing in this Assignment shall be deemed to expand or diminish the scope of the rights of any party to the Purchase Agreement that are contained in the Purchase Agreement. If there is conflict or an apparent conflict between the provisions of this Assignment and the provisions of the Purchase Agreement, the provisions of the Purchase Agreement shall control.
5. Counterparts; Facsimile Signatures. This Assignment may be executed in counterparts, each of which shall be deemed to be an original, but which together shall constitute one and the same instrument. Facsimile signatures on this Assignment shall be deemed to be original signatures.
6. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Further Assurances. Seller and Purchaser agree that, from time to time, each of them will execute and deliver such further instruments of conveyance and transfer and take such other actions as may be reasonably necessary to carry out the purposes and intents of this Assignment and the transactions contemplated hereby.

[Signature page follows]

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GTP Site Name: 47th Halsted (Fuller Park)
GTP Site Number: IL-5123
A.L.B.S. Site Number: CHI570

[Signature page to Assignment and Assumption of Ground Lease]

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Assignment to be effective as of the date first above written.

Seller:

A.L.B.S. Wireless Services II, LLC a Illinois limited liability company

By: *Anthony Baroud*

Name: Anthony Baroud

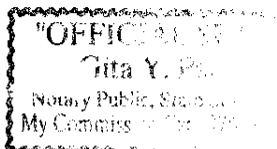
Title: Managing Member

STATE OF IL

COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Anthony Baroud ^{Managing Member} of A.L.B.S. Wireless Services II, LLC a Illinois limited liability company, known to me to be the person who executed the within Assignment and Assumption of Ground Lease on behalf of said corporation and acknowledged to me that he executed the same for the purposes therein stated.

Given under my hand and notary seal, this 24 day of January, 2006.



Gita Y. Patel
Notary Public
Print Name: Gita Y. Patel
My Commission Expires: 7-22-06

[NOTARY SEAL]

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GTP Site Name: 47th Halsted (Fuller Park)
GTP Site Number: IL-5123
A.L.B.S. Site Number: CHI570

Purchaser:

GTP Acquisition Partners II, LLC, a Delaware limited liability company

By: *M.C.G.*

Name: Marc C. Ganzi

Title: Chief Executive Officer

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, the undersigned, a Notary Public of Broward County and State of Florida, do hereby certify that Marc C. Ganzi personally came before me and acknowledged that he is Chief Executive Officer of GTP Acquisition Partners II, LLC a Delaware limited liability company, and that, as Chief Executive Officer, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company.

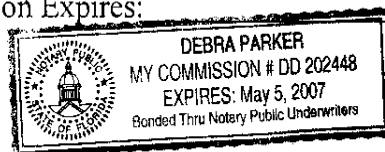
Witness my hand and official stamp or seal this 30th day of January, 2006.

[Signature]
Notary Public

Print Name: Debra Parker

My Commission Expires:

[NOTARY SEAL]



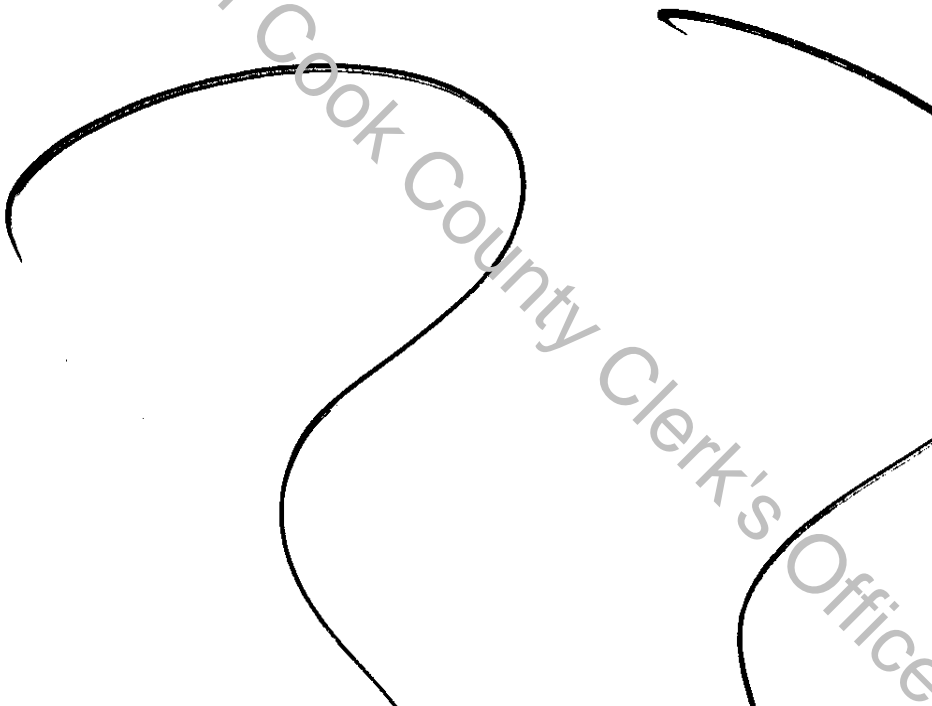
UNOFFICIAL COPY

GTP Site Name: 47th Halsted (Fuller Park)
GTP Site Number: IL-5123
A.L.B.S. Site Number: CHI570

EXHIBIT A

See Attached Legal Description

Property of Cook County Clerk's Office



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008323236 D1

10.17 FEET OF THE SOUTH 70 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 48; THENCE SOUTH 00 DEGREES 45 MINUTES 42 SECONDS EAST 66.75 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 14 MINUTES 18 SECONDS WEST 22.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 22 MINUTES 40 SECONDS WEST 64.76 FEET; THENCE NORTH 01 DEGREES 33 MINUTES 22 SECONDS WEST 19.93 FEET TO THE POINT OF TERMINATION, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

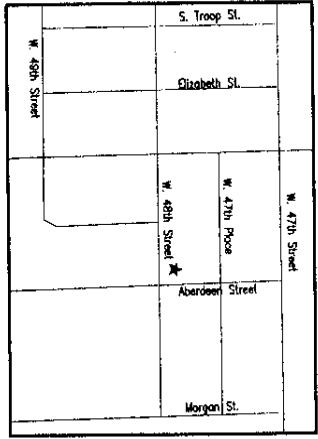
A PROPOSED NON-EXCLUSIVE UTILITY EASEMENT FOR POWER FOR THE BENEFIT OF PARCEL 1 PURSUANT TO EASEMENT AGREEMENT BY AND BETWEEN - AND - DATED - AND RECORDED - AS DOCUMENT -, OVER THE FOLLOWING DESCRIBED PROPERTY:

A 5 FOOT STRIP OF LAND LYING 2.5 FEET ON EITHER SIDE OF A LINE BEING THAT PART OF A TRACT OF LAND COMPRISING PART OF BLOCK 2 IN TRAVER'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

ALL OF LOTS 3 TO 11, BOTH INCLUSIVE, AND ALL OF LOTS 40 TO 48, BOTH INCLUSIVE ALSO LOT 12 (EXCEPT THE WEST 0.82 OF A FOOT THEREOF) ALSO THAT PART OF THE VACATED 14 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF THE WEST 0.82 OF A FOOT OF SAID LOT 12, EXTENDED SOUTH, AND WEST OF THE EAST LINE OF SAID LOT 3, PRODUCED SOUTH; ALSO THE EAST 24.19 FEET OF LOT 37 (EXCEPT THE SOUTH 70 FEET THEREOF), ALSO LOT 38 (EXCEPT THE SOUTH 70 FEET THEREOF), ALSO LOT 39 (EXCEPT THE WEST 10.17 FEET OF THE SOUTH 70 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 48; THENCE SOUTH 00 DEGREES 45 MINUTES 42 SECONDS EAST 66.75 FEET ALONG THE EAST LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 14 MINUTES 18 SECONDS WEST 20.00 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 34 SECONDS EAST 40.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS WEST 26.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 49 DEGREES 52 MINUTES 06 SECONDS WEST 27.34 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS WEST 71.54 FEET TO THE POINT OF TERMINATION, ALL IN COOK COUNTY, ILLINOIS.

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Location Map

PROJECT: CH1570
 SURVEYED FOR:
 APEX ENGINEERS, INC.
 500 EAST 22ND STREET
 LOMBARD, ILLINOIS 60148

TOWER OWNER:
 TAX KEY NUMBER:
 20-06-202-037

ZONED:
 M-2 MANUFACTURING

PROPERTY OWNER:
 FRED COOK, INC.
 1119 W. 47TH PLACE
 CHICAGO, IL 60606

DEED:
 DOCUMENT NO.

Legal Description for 5' Utility Easement for Tower

A 5 FOOT STRIP OF LAND LYING 2.5 FEET ON EITHER SIDE OF A LINE BEING THAT PART OF A TRACT OF LAND COMPRISING PART OF BLOCK 2 IN TRAVERS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF LOTS 3 TO 11, BOTH INCLUSIVE, AND ALL OF LOTS 40 TO 48, BOTH INCLUSIVE, ALSO LOT 12 (EXCEPT THE WEST 0.82 OF A FOOT THEREOF) OF SAID TRACT, AND THE EAST 1/2 OF THE EAST LINE OF SAID LOT 3, PRODUCED SOUTH; ALSO, THE EAST 24.19 FEET OF LOT 37 (EXCEPT THE SOUTH 70 FEET THEREOF); ALSO LOT 38 (EXCEPT THE SOUTH 70 FEET THEREOF); ALSO LOT 39 (EXCEPT THE WEST 10.17 FEET OF THE SOUTH 70 FEET THEREOF); ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 48, THENCE SOUTH 00 DEGREES 45 MINUTES 44 SECONDS EAST 65.75 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 14 MINUTES 40 SECONDS WEST 64.76 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 22 SECONDS WEST 19.28 FEET TO THE POINT OF TERMINATION, ALL IN COOK COUNTY, ILLINOIS.

Legal Description for Parent Parcel

A TRACT OF LAND COMPRISING PART OF BLOCK 2 IN TRAVERS SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 28 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF LOTS 3 TO 11, BOTH INCLUSIVE, AND ALL OF LOTS 40 TO 48, BOTH INCLUSIVE, ALSO LOT 12 (EXCEPT THE WEST 0.82 OF A FOOT THEREOF) OF SAID TRACT, AND THE EAST 1/2 OF THE EAST LINE OF SAID LOT 3, PRODUCED SOUTH; ALSO, THE EAST 24.19 FEET OF LOT 37 (EXCEPT THE SOUTH 70 FEET THEREOF); ALSO LOT 38 (EXCEPT THE SOUTH 70 FEET THEREOF); ALSO LOT 39 (EXCEPT THE WEST 10.17 FEET OF THE SOUTH 70 FEET THEREOF); ALL IN COOK COUNTY, ILLINOIS.

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 48, THENCE SOUTH 00 DEGREES 45 MINUTES 44 SECONDS EAST 65.75 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 88 DEGREES 14 MINUTES 40 SECONDS WEST 64.76 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 22 SECONDS WEST 19.28 FEET TO THE POINT OF TERMINATION, ALL IN COOK COUNTY, ILLINOIS.

WIRELESS SITE MAP

- NOTES:
1. SITE BENCHMARK: BENCHMARK SET ON 48TH STREET NEAR THE TRANSFORMER BOX ELEVATION IS 13.29 (G.D. 696.17) AMSL.
 2. LATITUDE: 41°48'25.5" N; LONGITUDE: 87°38'11.15" W
 3. TOWER BASE ELEVATION: 12.21
 4. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
 5. FIELD WORK COMPLETED ON 10/29/04.
 6. THIS PLAN IS FOR CONSTRUCTING CELLULAR EQUIPMENT ONLY.
 7. THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL TRACT.
 8. THIS PLAN WAS PREPARED WITH THE AID OF A TITLE COMMITMENT, REFER TO FILE #2796, CHICAGO, ILLINOIS, DATED OCTOBER 14, 2004, BY U.S. TITLE SEARCH, INC., FOR ANY BUILDING LINES OR EASEMENTS NOT SHOWN ON THIS PLAN.
 9. BEARINGS SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY AND HAVE NO RELATIVE TO TRUE NORTH.

Apex Engineers, Inc.
 Structural & Civil Engineers
 500 East 22nd Street
 Lombard, Illinois 60148
 Ph. (630) 627-1830
 Fax. (630) 627-1183

Land Surveying Services, Inc.
 19 N. Redwood Street, Suite 210
 Rosemont, Illinois 60018
 Phone 847/991-2700
 Fax 847/991-7707

LSIS JOB No. LS041412

6

5

4

3

2

1

Legend

- Chain Link Fence
- Property Line
- Street Line
- Lot Line
- Survey Station
- Light Pole
- Fire Hydrant
- Sign
- Survey Marker
- Tree
- 6" Vent
- Bulb



NO.	DATE	BY	CHK'D BY	REVISIONS	SCALE AS SHOWN
1	11/17/04	JK	JK		
2	10/29/04	JK	JK		

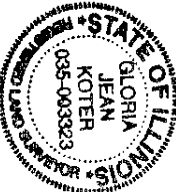
DATE: 11/17/04

SCALE: AS SHOWN

CINGULAR WIRELESS

FULLER PARK
 SITE NO. CH1570
 111 W. 47TH PLACE, CHICAGO, ILLINOIS 60606

A-CH-570-1/A



STATE OF ILLINOIS)
 COUNTY OF COOK) SS

WE, LAND SURVEYING SERVICES, INC., DO HEREBY STATE THAT THIS MAP OR PLAN HEREON DRAWN WAS COMPILED FROM EXISTING SURVEYS AND INSTRUMENTS OF PUBLIC RECORD FOR THE PURPOSE INDICATED HEREON.

GIVEN UNDER MY HAND AND SEAL, THIS 19TH DAY OF FEBRUARY, A.D. 2005.

AT PALATINE, ILLINOIS.

LAND SURVEYING SERVICES, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323

License Expiration Date 11-30-08

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE**SCHEDULE A (CONTINUED)**

ORDER NO.: 1401 008323236 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE ESTATE OR INTEREST IN THE LAND DESCRIBED BELOW AND COVERED HEREIN IS: THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: PRAIRIE BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 9, 2002 AND KNOWN AS TRUST NUMBER 02-102, AS LESSOR, AND ~, AS LESSEE, DATED ~, WHICH LEASE WAS RECORDED ~ AS DOCUMENT ~, WHICH LEASE DEMISES THE FOLLOWING DESCRIBED LAND FOR A TERM OF YEARS BEGINNING ~ AND ENDING ~:

PARCEL 1:

A TRACT OF LAND COMPRISING PART OF BLOCK 2 IN TRAVELER'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF LOTS 3 TO 11, BOTH INCLUSIVE, AND ALL OF LOTS 40 TO 48, BOTH INCLUSIVE ALSO LOT 12 (EXCEPT THE WEST 0.82 OF A FOOT THEREOF) ALSO THAT PART OF THE VACATED 14 FOOT PUBLIC ALLEY LYING EAST OF THE EAST LINE OF THE WEST 0.82 OF A FOOT OF SAID LOT 12, EXTENDED SOUTH, AND WEST OF THE EAST LINE OF SAID LOT 3, PRODUCED SOUTH; ALSO THE EAST 24.19 FEET OF LOT 37 (EXCEPT THE SOUTH 70 FEET THEREOF) ALSO LOT 38 (EXCEPT THE SOUTH 70 FEET THEREOF) ALSO LOT 39 (EXCEPT THE WEST 10.17 FEET OF THE SOUTH 70 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

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PARCEL 2:

A PROPOSED NON-EXCLUSIVE UTILITY EASEMENT FOR TELCO FOR THE BENEFIT OF PARCEL 1 PURSUANT TO EASEMENT AGREEMENT BY AND BETWEEN ~ AND ~ DATED ~ AND RECORDED ~ AS DOCUMENT ~, OVER THE FOLLOWING DESCRIBED PROPERTY:

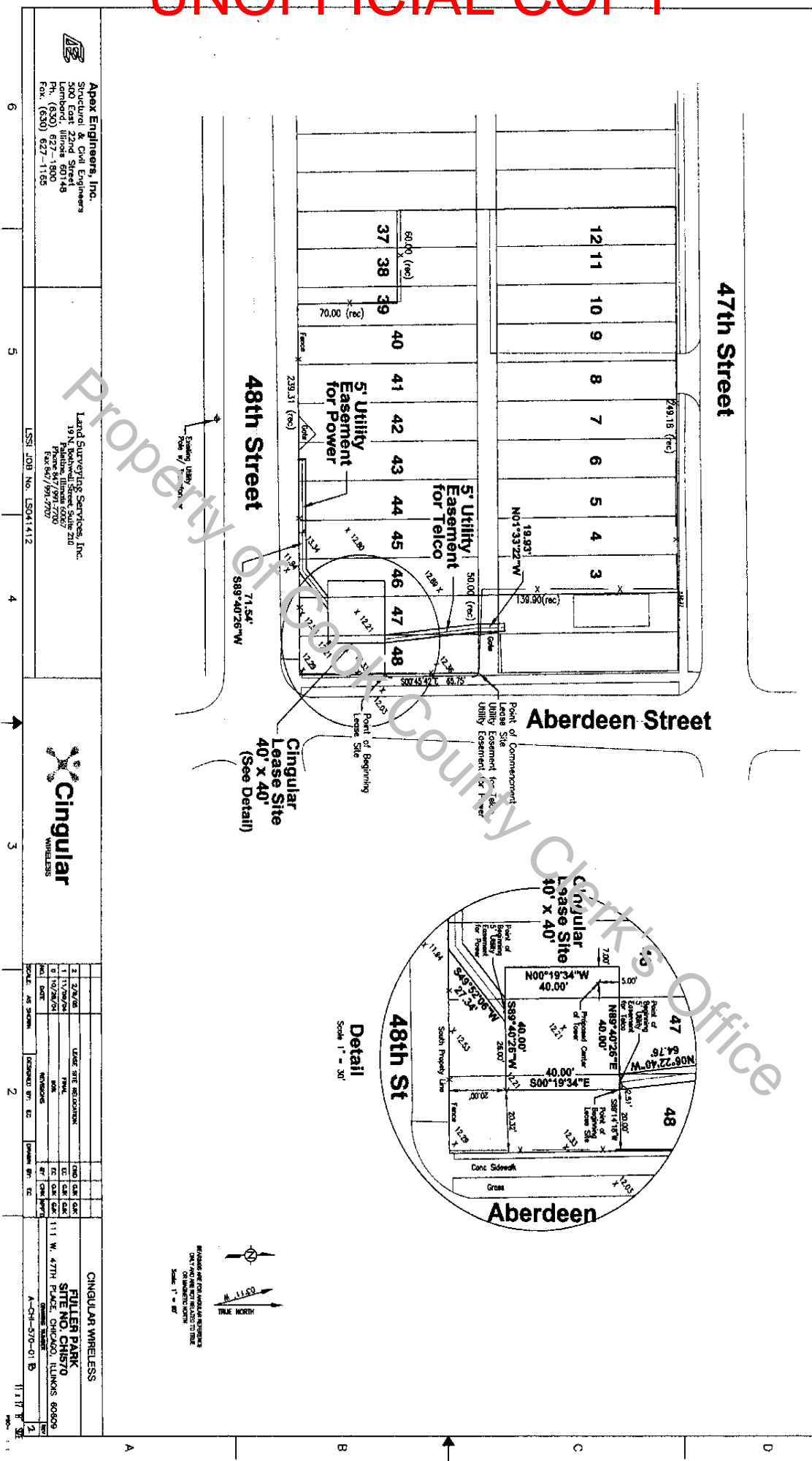
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UNOFFICIAL COPY

N 1/4 CORNER
SECTION 20
T40N. R11E
(COMPUTED
POINT)

WIRELESS SITE MAP



Apex Engineers, Inc.
Structural & Civil Engineers
5000 East 22nd Street
Lombard, Illinois 60148
Tel: (630) 627-1155
Fax: (630) 627-1155

Land Surveying Services, Inc.
19 N. Rockwell Street, Suite 210
Pekin, Illinois 61657
Tel: (815) 991-7707
Fax: (815) 991-7707



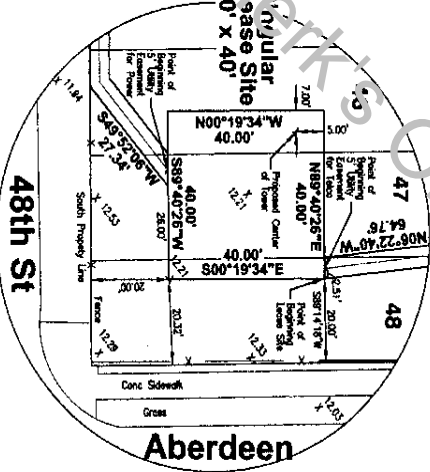
NO.	DATE	DESCRIPTION	BY	CHKD
1	2/25/08	LEASE SITE ACQUISITION
2	11/17/08

DATE:	NO. SHEETS:	DESIGNED BY:	CD:	DRAWN BY:	CD:

CINGULAR WIRELESS

FULLER PARK
SITE NO. C1870
1111 W. 47TH STREET
LOMBARD, ILLINOIS 60148

A-C18-570-01-B 11/17/08



BEARING AND DISTANCE REFERENCED
TO THE NORTH ARROW
ON ALL DIMENSIONS
SCALE: 1" = 50'