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Doc#: 0632222032 Fee: \$34.50 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds
Date: 11/20/2006 08:25 AM Pg: 1 of 6

THIS DOCUMENT WAS PREPARED BY, AND AFTER RECORDING RETURN TO:

WIRELESS CAPITAL PARTNERS, LLC

2800 28th Street, Suite 100 Santa Monica, CA 90405

Attn: Servicing Manager

WCP#: 53206

DOCUMENT TITLE:

MEMORANDUM OF PURCHASE AND SALE OF

LEASE AND SUCCESSOR LEASE

GRANTOR/LESSOR:

1412 CHASE, LLC, an Illinois united liability company

GRANTEE/LESSEE:

WIRELESS CAPITAL PARTNERS, I.L.C, a Delaware

limited liability company

PROPERTY ADDRESS:

1412 W. Chase Avenue, Chicago, IL

PARCEL ID:

11-29-317-017

PG MY BUR ED

419/

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PREPARED BY AND WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC 2800 28th Street, Suite 100 Santa Monica, California 90405

Attn: Servicing Manager

WCP#: 53206

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 Sep. 27,200 between 1412 CHASE, LLC, an Illinois limited liability company ("Leadlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

- A. Landlord, as lessor, and VoiceStream GSM I Operating Company, LLC a Delaware limited liability company, as lessee ("Tenant"), are parties to that certain lease dated as of May 29, 2003 (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, on the terms and subject to the conditions set forth in the Agreement. The Lease expires by its terms on or about September 15, 2008 and contains 2 option(s) to renew or extend the term for an additional period of 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 September 30, 2021. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

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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:

1412 CHASE, LLC,

an Illinois limited liability company

By:

Name:

Ayman Khalil

Title:

Managing Member

WCP:

DOOP OF CO

WIRELESS CAPITAL PARTNERS, LLC,

a Delaware limited liability company

By:

Name: Joni Lesage

Its:

Treasurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

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ALL-PURPOSE ACKNOWLEDGMENT

State of	22
County of Cook	SS.
On $\frac{9/25/\alpha_0}{25/\alpha_0}$ before me,	Richard J. Magaya Moray Nagre and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared	Name(s) of Signer(s)
·	personally known to me proved to me on the basis of satisfactory evidence
"OFFICIAL SEAL" RICHARD J. MAANUM Notary Public, State of Illinois Ny Commission Expires 04/12/08	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. Signature of Notary Public
Though the information below is not required by law, it may p ove val reattachment of this form to another document.	luable to persons relying on the document and could not prevent fraudulent removal and
Description of Attached Document	$T_{\mathcal{O}_{\ell}}$
Title or Type of Document:	45.
Document Date:	Number of Pages:
Signer(s) Other Than Named Above:	<u>C</u>
2. Capacity(ies) Claimed by Signer	6/4/2
Signer's Name:	RI SHT TI UMBPRINT
☐ Individual ☐ Corporate Officer – Title(s): ☐ Partner - ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	
Signer is Representing:	

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www.nationalnotary.org

Prod. No. 5907

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ALL-PURPOSE ACKNOWLEDGMENT

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State of C	ALIFORNIA	ss.
County of LO	OS ANGELES	S
on 9/28/	06 hefore me	Carrie Anne Messina, Notary Public
OII 1/ 3 5/	Date	Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally app	eared	Joni LeSage,
		Name(s) of Signer(s)
6	Ó	 □ personally known to me □ proved to me on the basis of satisfactory evidence
	CARRIE ANNE MESSIN.	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.
	olary Public - California Los Angeles County comm. Expires Aug 27, 2010	WITNESS my hand and official seal. Ollow Grand Michael Public Signature of Notary Public
		Signature of Notary Public
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SCHEDULE A

LEASE DESCRIPTION

AND

LEGAL DESCRIPTION

That certain LEASE AGREEMENT dated May 29, 2003, by and between 1412 CHASE, LLC, a Illinois limited liability company, whose address is 1412 W Chase Ave, Chicago, IL 60626 ("Landlord") and VoiceStream GSM I Operating Company, LLC a Delaware limited liability company ("Tenant"), whose address is 12920 SE 38th Street, Attention: PCS Lease Administrator, Benevue, WA, 98006, for the property located at 1412 W Chase Ave, Chicago, IL 60626.

The Legal Description follows:

THE EAST 50 FEET OF LOT 8 IN FLOCK 14 IN BIRCHWOOD BEACH SUBDIVISION IN SECTION 29, TOWNSHIP 41 NOPTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.