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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 28<sup>th</sup> Street, Suite 100  
Santa Monica, CA 90405  
Attn: Servicing Manager  
WCP #: 53206

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DOCUMENT TITLE: MEMORANDUM OF PURCHASE AND SALE OF  
LEASE AND SUCCESSOR LEASE

GRANTOR/LESSOR: 1412 CHASE, LLC, an Illinois limited liability company

GRANTEE/LESSEE: WIRELESS CAPITAL PARTNERS, LLC, a Delaware  
limited liability company

PROPERTY ADDRESS: 1412 W. Chase Avenue, Chicago, IL

PARCEL ID: 11-29-317-017

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P6  
MY  
BNA  
EO

445/✓

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Santa Monica, California 90405  
Attn: Servicing Manager  
WCP#: 53206

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## 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, 2006 between 1412 CHASE, LLC, an Illinois limited liability company ("Landlord"), 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:

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

County of

Cook

SS.

On

9/25/00

Date

before me,

Richard J. Maanum Notary

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Aymga Khali

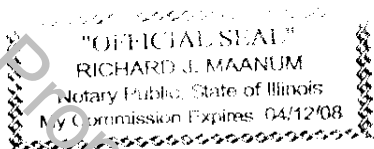
Name(s) of Signer(s)



personally known to me



proved to me on the basis of satisfactory evidence



to be the person(s) whose name(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 signature(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

### 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.

#### 1. Description of Attached Document

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

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

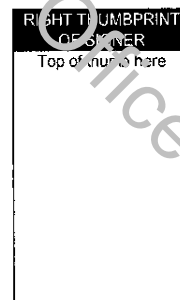
Signer(s) Other Than Named Above: \_\_\_\_\_

#### 2. 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: \_\_\_\_\_



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## ALL-PURPOSE ACKNOWLEDGMENT

State of **CALIFORNIA**County of **LOS ANGELES**

} ss.

On 9/28/06, before me, Carrie Anne Messina, 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.

Carrie Anne Messina  
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: \_\_\_\_\_

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### 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: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER**  
 Top of thumb here

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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, Bellevue, 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 BLOCK 14 IN BIRCHWOOD BEACH SUBDIVISION  
IN SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.