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Cook County Recorder of Deeds
Date: 06/01/2007 10:33 AM Pg: 1 of 6

THIS DOCUMENT WAS PREPARED BY:
WIRELESS CAPITAL PARTNERS, LLC
11900 Olympic Boulevard, Suite 400
Los Angeles, CA 90064
Attn: Service Manager

AFTER RECORDING RETURN TO:
NORTH AMERICAN TITLE
2200 Post Oak Blvd., Suite 100
Houston, TX 77056
Attn: Tania Baez
WCP #: 74590

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

GRANTOR/LESSOR: ALEX ADAMS, CAROL ADAMS AND CHRISTINA
ADAMS

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

PROPERTY ADDRESS: 10337 S. Torrence Ave., Chicago, IL

PIN: 26-07-303-003, 26-07-3030-004, 26-07-303-016, 26-07-
303-022

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P-6
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PREPARED BY AND
WHEN RECORDED MAIL TO:

WIRELESS CAPITAL PARTNERS, LLC
11900 W Olympic blvd, Suite 400
Los Angeles, California 90064
Attn: Servicing Manager
WCP#: 74590

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 May 2, 2007 between ALEX ADAMS, CAROL ADAMS AND CHRISTINA ADAMS ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, as lessor, and Nextel West Corp. d/b/a Nextel Communications, as lessee ("Tenant"), are parties to that certain lease dated as of July 30, 2001, a memorandum of which was recorded on August 9, 2001, as Instrument No. 0010727134, as amended (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 18, 2011 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 September 18, 2022. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

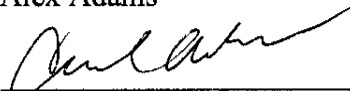
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CA

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:

By: 
Name: Alex Adams

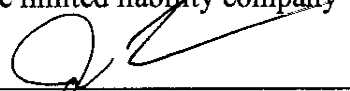
By: 
Name: Carol Adams

By: 
Name: Christina Adams

Property of Cook County Clerk's Office

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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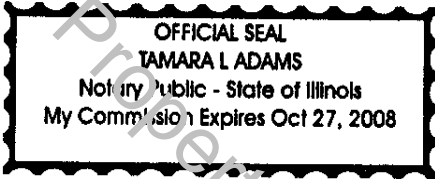
AA
CA

ALL-PURPOSE ACKNOWLEDGMENT

State of Illinois }
County of Cook } ss.

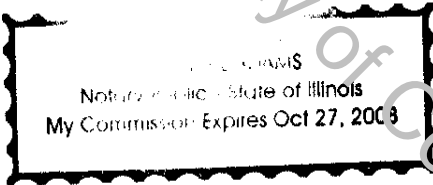
On 28 Apr 08TH before me, Tamara L. Adams, Notary Public,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Alex Adams, Carol Adams & Christina Adams,
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.

Tamara L. Adams
Signature of Notary Public

Place Notary Seal Above

My Commission Expires: 27 Oct 08

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: _____

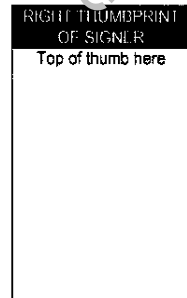
Signer(s) Other Than Named Above: _____

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: _____



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ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA }
 County of LOS ANGELES } ss.

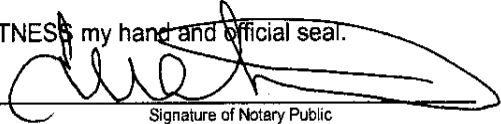
On May 7, 2007 before me, Tera Stogryn, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

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.

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: _____

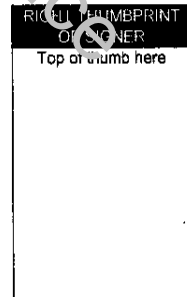
Signer(s) Other Than Named Above: _____

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: _____



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SCHEDULE A

LEASE DESCRIPTION AND LEGAL DESCRIPTION

AA
CA

That certain LEASE AGREEMENT dated July 30, 2001, by and between ALEX ADAMS, CAROL ADAMS AND CHRISTINA ADAMS whose address is 10337 S Torrence Ave, Chicago, IL 60617 ("Landlord") and Nextel West Corp. d/b/a Nextel Communications ("Tenant"), whose address is 400 W Grand Ave, Elmhurst, IL, 60126, for the property located at 10337 S Torrence Ave, Chicago, IL 60617 for which a Memorandum Of Lease is duly recorded on August 9, 2001 as Instrument No. 0010727134 of the Cook County Registry.

The Legal Description is as follows:

THAT PART OF LOTS 9 TO 17 INCLUSIVE, AND THE 20 FOOT VACATED ALLEY EAST AND ADJOINING SAID LOTS 10 TO 17 IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH THREE-QUARTERS OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID 20 FOOT VACATED ALLEY, A DISTANCE OF 106 FEET 4 INCHES NORTH OF THE SOUTH LINE OF LOT 21, EXTENDED EAST (BEING A POINT OF INTERSECTION OF THE SOUTH LINE OF THE ONE STORY BRICK BUILDING EXTENDING EAST TO THE EAST LINE OF THE SAID VACATED ALLEY) THENCE WESTERLY ALONG THE SOUTH LINE OF SAID ONE STORY BRICK BUILDING AND EXTENDED EAST TO THE 20 FOOT ALLEY A DISTANCE OF 76.00 FEET TO THE SOUTHWESTERN CORNER OF SAID BRICK BUILDING; THENCE NORTH ALONG THE WEST LINE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 61 FEET 8 INCHES TO THE NORTHWESTERLY CORNER OF SAID BRICK BUILDING; THENCE EAST ALONG THE NORTH LINE OF SAID ONE STORY BRICK BUILDING TO ITS INTERSECTION WITH THE WEST LINE OF AN ADJOINING CONCRETE BLOCK BUILDING, NORTH ALONG THE WEST LINE OF SAID CONCRETE BLOCK BUILDING, A DISTANCE OF 38 FEET 10 INCHES TO A CORNER OF SAID CONCRETE BLOCK BUILDING EXTENDING WEST; THENCE WESTERLY ALONG THE SOUTHERN LINE OF SAID CONCRETE BLOCK BUILDING, A DISTANCE OF 25 FEET 9 INCHES TO ANOTHER CORNER OF SAID CONCRETE BLOCK BUILDING; THENCE NORTH ALONG THE WEST LINE OF SAID PORTION OF SAID CONCRETE BLOCK BUILDING, A DISTANCE OF 24 FEET 9 INCHES TO ANOTHER CORNER OF SAID BUILDING (WHICH IS ALSO A CORNER OF A ONE STORY BRICK BUILDING); THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 44 FEET 10 INCHES TO THE SOUTHWEST CORNER OF SAID ONE STORY BRICK BUILDING; THENCE NORTH 15 FEET 3 INCHES TO THE NORTHWEST CORNER, BEING THE NORTH LINE OF SAID ONE STORY BRICK BUILDING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID ONE STORY BRICK BUILDING EXTENDED, A DISTANCE OF 46 FEET 10 INCHES TO THE WEST LINE OF LOT 12 AFORESAID; THENCE ALONG THE WEST LINE OF SAID LOTS 12, 11, 10 AND 9 NORTH OF 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 61.09 FEET; THENCE SOUTH 73 DEGREES 13 MINUTES 5 SECONDS EAST, A DISTANCE OF 26.11 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 9; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 9 AND THE SOUTHERLY LINE OF LOT 9 EXTENDED EASTERLY TO THE EAST LINE OF SAID 20 FOOT VACATED ALLEY SOUTH 89 DEGREES 32 MINUTES 19 SECONDS EAST, A DISTANCE OF 168.16 FEET; THENCE SOUTH ALONG THE EAST LINE OF THE VACATED ALLEY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.