UNOFFICIAL CORMINION IN THE PROPERTY OF THE PR

PREPARED BY AND WHEN RECORDED MAIL TO:

Doc#: 0722817069 Fee: \$66.50 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 08/16/2007 12:00 PM Pg: 1 of 7

WIRELESS CAPITAL PARTNERS, LLC 11900 W. Olympic Blvd., Suite 400 Los Angeles, California 90064 Attn: Title Department

WCP#: 12134

MEMORANDUM OF PURCHASE AND SALE OF LEASE AND SUCCESSOR LEASE

This Memorandum of Purchase and Sale of Lease and Successor Lease (this "Memorandum") is reade as of July", 2007 between ALEX ADAMS, CAROL ADAMS AND CHRISTINA ADAMS ("Landlord"), and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Landlord, is successor in interest to Midstates Partnership and MCM Enterprises, Inc., as lessor, and AT& f Wireless Services, Inc., a Delaware corporation, as lessee ("Tenant"), are parties to that certain lease dated as of December 1, 1995, 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 February 21, 2011 and contains two (2) 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 July 31, 2024. Landlord has retained all of Landlord's obligations and liabilities under the Lease.

5-2 p 7 1-4 4P

0722817069 Page: 2 of 7

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:

By:

Name:

Alex Adams

By: Name:

Droponty Or Co

Carol Adams

By:

Name:

Christina Adams

WCP:

WIRELESS CAPITAL PARTNERS, LLC,

a Pelaware limited liability company

By:

Name. Joni Lesage

Its:

Tresurer

[NOTE: ALL SIGNATURES MUST BE PROPERLY NOTARIZED]

0722817069 Page: 3 of 7

UNOFFICIAL COPY

State of IULINOis	
County of Cook	SS.
On 7/14/07 before me,	Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Alex Aom	
	personally known to me proved to me on the basis of satisfactory evidence
Notary Public - State of Illinois CARLETT FLEMING-DUDLEY My Comm. Expires SUNE 01, 2009	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.
00/	WITNESS my hand and official seal. Flour Dedley Signature of Notary Public 8
	PTONAL
Though the information below is not required by law, it may	ay prove 'al' ab'e to persons relying on the document and could not
prevent fraudulent removal and re-	attachment c' this form to another document.
Description of Attached Document	
Title or Type of Document:	
Document Date:	Number of Zarjes:
Signer(s) Other Than Named Above:	Tio
Capacity(ies) Claimed by Signer	O _{Sc.}
Signer's Name:	RIGH TH JIMBPRINT
☐ Individual ☐ Corporate Officer Title(s): ☐ Partner - ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	Top of Jun 5 here
Signer is Representing:	
National National National Appropriation	ww.nationalnotary.org Prod. No. 5907
lational Notary Association www	ww.nationalnotary.org Prod. No. 590

0722817069 Page: 4 of 7

UNOFFICIAL COPY

State of ILLINGIS	
County of Cook	SS.
Onbefore me,	Name and Title of Officer (e.g., "Jane Doe, Notary Public") Chrol AOAUS, Chrothor AOAUS Name(s) of Signer(s)
	personally known to me proved to me on the basis of satisfactory evidence
CFFICIAL SEAL Notary Pt olic - State of Illinois CARLETT FLEMING-DUDLEY My Comm. Expires JUNE 01, 2009	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.
00/	WITNESS my hand and official seal. Good Formula Deally Signature of Notary Public
OI	PT/ONAL
Though the information below is not required by law, it ma prevent fraudulent removal and rea	y prove 'alı ub'e to persons relying on the document and could not ttachment of this form to another document.
Description of Attached Document	
<u>.</u>	C
Title or Type of Document:	
Document Date:	Number of Faces:
Signer(s) Other Than Named Above:	<u> </u>
Capacity(ies) Claimed by Signer	$O_{\mathcal{K}_{\alpha}}$
Signer's Name:	RIGIT TOUMBPRINT
☐ Individual ☐ Corporate Officer – Title(s): ☐ Partner - ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	Top of nurs here
Signer is Representing:	
1999 National Notary Association www	v.nationalnotary.org Prod. No. 5907

0722817069 Page: 5 of 7

UNOFFICIAL COPY

State of JLLINOIS	SS.
County of Cook	···
On	Name and Title of Officer (e.g., "Jane Doe, Notary Public") Name(s) of Signer(s) Arrol ADAMS, ANDRINA ADAMS
	personally known to me proved to me on the basis of satisfactory evidence
OFFICIAL SEAL Notary Public State of Illinois CARLETT FLEMING DUDLEY My Comm. Expires Junie 01, 2009	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.
	PTIONAL
Though the information below is not required by law, it ma prevent fraudulent removal and rea	ay prove (altr_ole to persons relying on the document and could not attachment of .nis form to another document.
Description of Attached Document	4
Title or Type of Document:	<u>Cy</u>
Document Date:	(Q ₄)
Signer(s) Other Than Named Above:	T_{a}^{\prime}
Capacity(ies) Claimed by Signer	O _E .
Signer's Name:	RIGHT III, MBPRINT
☐ Individual ☐ Corporate Officer – Title(s): ☐ Partner - ☐ Limited ☐ General ☐ Attorney-in-Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other:	Top of t un here
Signer is Representing:	
-	
1999 National Notary Association www	w.nationalnotary.org Prod. No. 5907

0722817069 Page: 6 of 7

UNOFFICIAL COPY

State of CALIFORNIA	ss.
County of LOS ANGELES)
On July 18, 2007 before me, Tera Stogryn,	Notary Public Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared	Joni LeSage Name(s) of Signer(s)
10 ₀ 0	personally known to me proved to me on the basis of satisfactory evidence
TERA 510GRYN Commission # 1693895 Notary Public - Colliornia Los Angeles County My Comm. Expires Sep 15, 2010	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.
My Comm. Expires sep 15, 2010	WITNESS my hand and official seal. Signature of Notary Public
q	-OPTIONAL
Though the information below is not required by law, i prevent fraudulent removal and	OPTION'AIit may prove valuable to persons relying on the document and could not dreattachment of this turm to another document.
Though the information below is not required by law, is prevent fraudulent removal and Description of Attached Document	it may prove valurate to persons relying on the document and could not
prevent fraudulent removal and	it may prove value lose to persons relying on the document and could not direattachment of this form to another document.
prevent fraudulent removal and Description of Attached Document	it may prove valusiole to persons relying on the document and could not direattachment of this turm to another document.
Description of Attached Document Title or Type of Document:	it may prove valusiole to persons relying on the document and could not direattachment of this turm to another document.
Description of Attached Document Title or Type of Document: Document Date:	it may prove valusiole to persons relying on the document and could not direattachment of this turm to another document.
Description of Attached Document Title or Type of Document: Document Date: Signer(s) Other Than Named Above:	it may prove valuable to persons relying on the document and could not direattachment of this farm to another document. Number of Pages;
Description of Attached Document Title or Type of Document: Document Date: 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	Number of Pages; RIGINAL PROPERTY TO port thumb here.
Description of Attached Document Title or Type of Document: Document Date: 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	Number of Pages: RIGHER Top of thumb here
Description of Attached Document Title or Type of Document: Document Date: 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	Number of Pages; RIGINAL REPRINTED TO PROPERTY TO STANDARD TO STA

0722817069 Page: 7 of 7

UNOFFICIAL COPY

SCHEDULE A

LEASE DESCRIPTION AND LEGAL DESCRIPTION

That certain LEASE AGREEMENT dated December 1, 1995, by and between ALEX ADAMS, CAROL ADAMS AND CHRISTINA ADAMS as successor in interest to Midstates Partnership and MCM Enterprises, Inc., whose address is 10545 S Ewing Ave, Chicago, IL 60617 ("Landlord") (no AT&T Wireless Services, Inc. a Delaware corporation ("Tenant"), whose address is 6100 Atlantic Boulevard, Norcross, GA, 30071, for the property located at 10257 S Torrence Ave, Chicago, IL 60617.

The Legal Description is as fellows:

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 GOUTH CHICAGO, A SUBDIVISION OF THE SOUTH THREE-QUARTERS OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, PANGE 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 WORTH OF THE SOUTH LINE OF LOT 21, EXTENDED EAST (BEING A POINT OF INTERSECTION OF THE SOUTH LINE OF THE CINE 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 CORN. EF. OF SAID BRICK BUILDING; THENCE EAST ALONG THE NORTH LINE OF SAID ONE STORY BRICK BUILDING TO ITS INTERCEPTION 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 DISTALCE 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 CORPUS OF SAID BUILDING (WHICH IS ALSO A CORNER OF A ONE STORY BRICK BUILDING); THENCE WESTERLY ALONG SAID SY JUTH LINE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 44 FEET 10 INCHES TO THE SOUTHWEST COMMER OF SAID ONE STORY BRICK BUILDING BUILDING; THENCE NORTH 15 FEET 3 INCHES TO THE NORTHWEST CORNER, SEING 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 AFORE; AID, THENCE ALONG THE WEST LINE OF SAID LOTS 12, 11, 10 AND 9 NORTH OF 0 DEGREES 0 MINUTES 0 SECONDS EAST, A LISTANCE 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 DECREES 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.