

# UNOFFICIAL COPY



Doc#: 0726822049 Fee: \$40.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2007 10:23 AM Pg: 1 of 9

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

AFTER RECORDING RETURN TO:  
NORTH AMERICAN TITLE  
2200 Post Oak Blvd., Suite 100  
Houston, TX 77056  
Attn: Tania Baez  
WCP #: 72787

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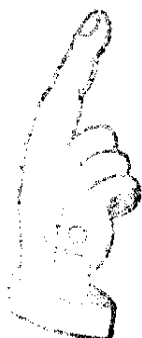
DOCUMENT TITLE: MEMORANDUM OF ASSIGNMENT OF LEASE AND RENTS AND SUCCESSOR LEASE AND RENTS

GRANTOR/LESSOR: PARK NATIONAL BANK AS SUCCESSOR TRUSTEE TO GREAT LAKES TRUST CO. AS SUCCESSOR TRUSTEE TO FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE

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

PROPERTY ADDRESS: 15220 Halsted St., Phoenix, IL

PARCEL NO.: 29-17-214-034, 29-17-214-035, 29-17-214-038



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PREPARED BY  
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WIRELESS CAPITAL PARTNERS, LLC  
11900 W. Olympic Blvd., Suite 400  
Los Angeles, California 90064  
Attn: Title Department  
WCP#: 72787

## MEMORANDUM OF ASSIGNMENT OF LEASE AND RENTS AND SUCCESSOR LEASE AND RENTS

This Memorandum of Assignment of Lease and Rents and Successor Lease and Rents (this "Memorandum") is made as of Aug. 27, 2007 between PARK NATIONAL BANK AS SUCCESSOR TRUSTEE TO GREAT LAKES TRUST CO. AS SUCCESSOR TRUSTEE TO FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1981 AND KNOWN AS TRUST NUMBER 81138 ("Trustee"), STRANCZEK EQUITIES, an Illinois general partnership ("Beneficiary") (collectively, "Landlord") and WIRELESS CAPITAL PARTNERS, LLC, a Delaware limited liability company ("WCP").

A. Trustee, as lessor, and SprintCom, Inc. a Kansas corporation, as lessee ("Tenant"), are parties to that certain lease dated as of February 2, 1998 (the "Lease"), with respect to the premises described on Exhibit A attached hereto (the "Premises").

B. Landlord and WCP are parties to an Assignment of Lease and Rents and Successor Lease and Rents 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 1, 2008 and contains three (3) 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 August 31, 2037. 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.

Beneficiary:

STRANCZEK EQUITIES, an Illinois general partnership

By:

Name: Robert Stranczek

Title: Partner

By:

Name: Michael Stranczek

Title: Partner

Landlord:

FIRST NATIONAL BANK OF BLUE ISLAND,  
AS TRUSTEE UNDER TRUST AGREEMENT  
DATED OCTOBER 1, 1981 AND KNOWN AS  
TRUST NUMBER 81138

By:

Name: FRANKLIN WELLS

Title: VICE PRESIDENT + TRUST OFFICER

**SEE RIDER ATTACHED  
HERE TO AND MADE A PART HEREOF**

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 ILLINOIS

County of COOK

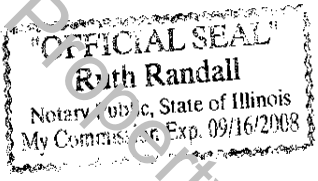
SS.

On AUGUST 20, 2007 before me, RUTH RANDALL - NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ROBERT STRANCZEK  
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.

Ruth Randall  
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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## ALL-PURPOSE ACKNOWLEDGMENT

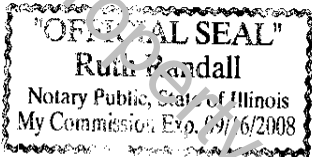
State of ILLINOIS  
County of COOK } SS.

On AUGUST 20, 2007 before me, RUTH RANDALL, NOTARY PUBLIC  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared MICHAEL STRANCZEK  
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.

Ruth Randall  
Signature of Notary Public

### OPTIONAL

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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 ILLINOIS  
County of COOK } SS.

On 8/21/07 before me, Deborah M. Derkacy, Notary  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared FRANKLIN SELLERS VICE PRESIDENT TRUST OFFICER  
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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Deborah M. Derkacy  
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.

#### 5. Description of Attached Document

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

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

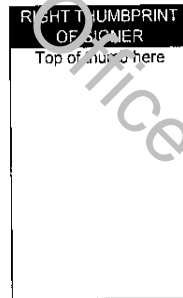
Signer(s) Other Than Named Above: \_\_\_\_\_

#### 6. 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

That certain LEASE AGREEMENT dated February 2, 1998, by and between FIRST NATIONAL BANK OF BLUE ISLAND, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1981 AND KNOWN AS TRUST NUMBER 81138, whose address is 13057 Western Ave, Blue Island, IL 60406 ("Landlord") and SprintCom, Inc., a Kansas corporation ("Tenant"), whose address is 6391 Sprint Parkway, Mailstop KSOPHT0101-Z2650, Overland Park, KS, 66251, for the property located at 15220 to 15400 Halsted St, Phoenix Harvey, IL 60426.

The Legal Description follows:

LOTS 1, 2 AND 5, IN SELECT SUBDIVISION BEING A SUBDIVISION OF PART OF LOT 2 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

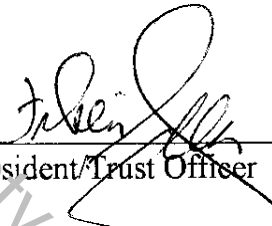
# UNOFFICIAL COPY

This MEMORANDUM OF ASSIGNMENT OF LEASE AND RENTS AND SUCCESSOR LEASE AND RENTS is executed by PARK NATIONAL BANK, not personally, but solely as Trustee, in exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants and conditions to be performed by PARK NATIONAL BANK are undertaken by it solely as Trustee, as aforesaid, and not individually, and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against PARK NATIONAL BANK by reason of any of the terms, provisions, stipulations, covenants, conditions, and/or statements contained in this instrument.

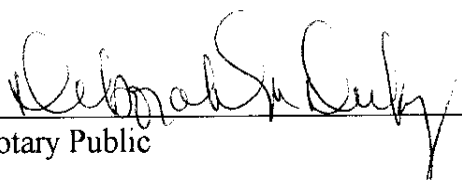
IN WITNESS WHEREOF, PARK NATIONAL BANK, not personally, but as Trustee as aforesaid, has caused these presents to be signed by its Vice President/Trust Officer this 21st day of August, 2007.

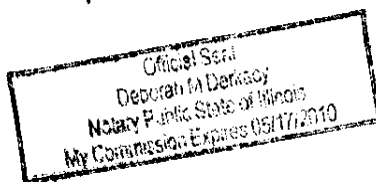
PARK NATIONAL BANK,  
AS TRUSTEE AS AFORESAID AND NOT PERSONALLY.

BY:

  
\_\_\_\_\_  
Vice President/Trust Officer

Subscribed and Sworn to before me  
This 21st day of August, 2007.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office



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## ALL-PURPOSE ACKNOWLEDGMENT

State of **CALIFORNIA**

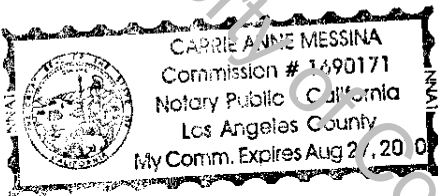
County of **LOS ANGELES**

} ss.

On August 29, 2007, 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

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Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer -- Title(s): \_\_\_\_\_
- Partner -  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

