



Doc#: 0920144065 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2009 01:01 PM Pg: 1 of 4

Return to:

Wheatland Title Guaranty

105 W. Veterans Parkway, Yorkville, IL 60560

TEH-CO-6098.0 (H)

Prepared By: ~~see~~ Return to:

Paul Stockert

United States Cellular Operating

Company of Chicago, LLC

Attention: Real Estate Legal

8410 W. Bryn Mawr Ave.

Chicago, IL. 60631

Phone Number: 773-399-8823

Site Name: Evergreen Park East

Site Number: 8831619

County: Cook

State: Illinois

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into by and between Village of Evergreen Park, an Illinois municipal corporation, having an address at 9418 South Kedzie Avenue, Evergreen Park, IL 60805, hereinafter referred to as "Landlord," and United States Cellular Operating Company of Chicago, LLC, a Delaware limited liability company, having an address at Attention: Real Estate, 8410 West Bryn Mawr Avenue, Suite 700, Chicago, Illinois 60631 hereinafter referred to as "Tenant."

WITNESSETH:

WHEREAS, by the terms of a certain Ground Lease, entered into on the 4th day of May, 2009, ("the Lease"), the Landlord granted Tenant the option to lease certain property and agreed to grant Tenant certain easements, all being more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof (the "Premises") upon the terms and conditions set forth in the Lease; and

WHEREAS, the Landlord and the Tenant desire to execute this Memorandum of Lease to evidence said Lease and certain of the terms therein for the purpose of placing the same of record in the Clerk's Office for Cook County, State of Illinois.

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NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord does hereby grant Tenant the option to lease the Premises and obtain certain easements upon the terms and conditions of the Lease which is incorporated herein by specific reference, and do agree as follows:

1. The Lease gives Tenant the option to lease the property, exercisable at Tenant's sole discretion, for a period of twelve (12) months commencing on the 4th day of May, 2009.
2. In the event Tenant exercises the option, in its sole discretion, then the Landlord shall lease the property to the Tenant for an initial lease term of five (5) years commencing on the date that Tenant begins construction. The Lease provides for renewal terms that may extend the term of the lease for up to five (5) additional five (5) year terms which may be exercised upon the terms and conditions more particularly as set forth in the Lease.
3. If Tenant exercises the option, then Landlord also makes certain grants of easement for access and utilities, as more particularly described on the attached Exhibit A, which easements are in effect throughout the term of the Lease as renewed or extended, subject to terms and conditions as set forth in the Lease.
4. This Memorandum of Leases is subject to all the terms and provisions of the Lease which is incorporated herein and made part hereof by reference as if all the provisions thereof were copied in full herein. Any conflict between the provisions of the Memorandum of Lease will be resolved in favor of the Lease.

IN WITNESS WHEREOF, the Landlord and Tenant hereto have caused this Memorandum of Lease to be executed by their duly authorized officers as of the date of full execution.

LANDLORD:
Village of Evergreen Park

TENANT:
United States Cellular Operating Company of Chicago, LLC

By: James J. Sexton

By: Steven T. Campbell

Printed: James J. Sexton

Printed: Steven T. Campbell

Title: Mayor

Title: Vice President and Treasurer

Date: May 4, 2009

Date: 5/30/09

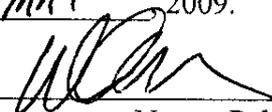
Phone: 708-422-1551

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

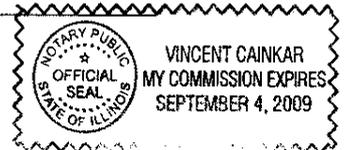
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that James J. Sexton Mayor, known to me to be the same person whose name is subscribed to the foregoing Ground Lease, appeared before me this day in acknowledged that he signed the said Lease as his free and voluntary act on behalf of the Village of Evergreen Park for the uses and purposes therein stated.

Given under my hand and seal this 4th day of MAY 2009.



Notary Public

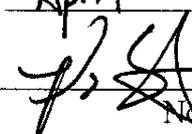
My commission expires



STATE OF ILLINOIS)
)
COUNTY OF COOK)

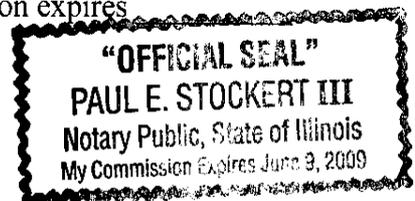
I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Steven T. Campbell, Vice President for United States Cellular Operating Company of Chicago, LLC, known to me to be the same person whose name is subscribed to the foregoing Memorandum of Lease, appeared before me this day in person and acknowledged that, pursuant to his authority, he signed the said Memorandum as his free and voluntary act on behalf of the named Tenant limited liability company, for the uses and purposes therein stated.

Given under my hand and seal this 30th day of April 2009.



Notary Public

My commission expires



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EXHIBIT A

Parent Parcel Legal Description (10' Access Easement and 10' Utility Easement are a part of)

PIN: 24-12-203-005

PROPOSED LEASE AREA DESCRIPTION:

THAT PART OF THE SOUTH 79.97 FEET OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION OF BLOCKS 1 TO 4 TOGETHER WITH VACATED STREETS BETWEEN BLOCKS 1 TO 3 AND VACATED EAST 14.00 FEET OF STREET ADJOINING BLOCK 4 ON WEST IN HARRY H. HONORE, JR.'S SUBDIVISION ON THE NORTH QUARTER OF THE EAST HALF AND THE NORTH THREE-EIGHTHS OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 79.97 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION, AS MEASURED ALONG THE WEST LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE, 40.00 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 19 SECONDS EAST, 40.00 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, 40.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 01 DEGREES 44 MINUTES 19 SECONDS WEST ALONG SAID WEST LINE, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1600 SQUARE FEET, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

PROPOSED ACCESS EASEMENT DESCRIPTION:

THAT PART OF THE SOUTH 79.97 FEET OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION OF BLOCKS 1 TO 4 TOGETHER WITH VACATED STREETS BETWEEN BLOCKS 1 TO 3 AND VACATED EAST 14.00 FEET OF STREET ADJOINING BLOCK 4 ON WEST IN HARRY H. HONORE, JR.'S SUBDIVISION ON THE NORTH QUARTER OF THE EAST HALF AND THE NORTH THREE-EIGHTHS OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 79.97 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION, AS MEASURED ALONG THE WEST LINE OF SAID LOT 1; THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST ALONG THE NORTH LINE OF HEREON DESCRIBED LEASE AREA, 40.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST ALONG SAID NORTH LINE OF THE SOUTH 79.97 FEET OF SAID LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION, 23.27 FEET TO A POINT ON THE WEST LINE OF MAPLEWOOD AVENUE; THENCE SOUTH 01 DEGREES 44 MINUTES 19 SECONDS EAST ALONG SAID WEST LINE, 10.00 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, 23.27 FEET TO A POINT ON THE EAST LINE OF SAID LEASE AREA; THENCE NORTH 01 DEGREES 44 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 232.70 SQUARE FEET, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

PROPOSED UTILITY EASEMENT DESCRIPTION:

THAT PART OF THE SOUTH 79.97 FEET OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION OF BLOCKS 1 TO 4 TOGETHER WITH VACATED STREETS BETWEEN BLOCKS 1 TO 3 AND VACATED EAST 14.00 FEET OF STREET ADJOINING BLOCK 4 ON WEST IN HARRY H. HONORE, JR.'S SUBDIVISION ON THE NORTH QUARTER OF THE EAST HALF AND THE NORTH THREE-EIGHTHS OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT 79.97 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION, AS MEASURED ALONG THE WEST LINE OF SAID LOT 1; THENCE SOUTH 01 DEGREES 44 MINUTES 19 SECONDS WEST ALONG THE WEST LINE OF HEREON DESCRIBED LEASE AREA, 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LEASE AREA, 10.00 FEET; THENCE SOUTH 01 DEGREES 44 MINUTES 19 SECONDS EAST, 39.97 FEET TO A POINT ON THE NORTH LINE OF 96TH STREET; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST ALONG SAID NORTH LINE, 10.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION; THENCE NORTH 01 DEGREES 44 MINUTES 19 SECONDS WEST, 39.97 FEET TO THE POINT OF BEGINNING, CONTAINING 399.70 SQUARE FEET, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.

PARENT PARCEL DESCRIPTION

THE SOUTH 79.97 FEET OF LOT 1 IN BLOCK 4 IN PETERSON AND WEATHERFORD'S SUBDIVISION OF BLOCKS 1 TO 4 TOGETHER WITH VACATED STREETS BETWEEN BLOCKS 1 TO 3 AND VACATED EAST 14.00 FEET OF STREET ADJOINING BLOCK 4 ON WEST IN HARRY H. HONORE, JR.'S SUBDIVISION ON THE NORTH QUARTER OF THE EAST HALF AND THE NORTH THREE-EIGHTHS OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.