

# UNOFFICIAL COPY



Doc#: 1222822098 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2012 09:59 AM Pg: 1 of 6

**DRAFTED BY** [REDACTED]  
Attorney Patrick Fitzpatrick, Land Management  
American Tower Corporation  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management  
ATC Site No: 303859  
Site Name: Halsted, IL  
TAX PARCEL ID NUMBER: 20-17-231-009-0000

**SEND TAX BILL TO:**  
American Tower  
Attention: Property Tax  
PO Box 723597  
Atlanta, GA 31139

**Return To:**  
Old Republic Site Management Services  
17330 Preston Road, Suite 150A  
Dallas, Texas 75252

114443-R 1/2 (Recorder's Use Above this Line)

STATE OF ILLINOIS

Premises Parcel No.: 20-17-231-009-0000

COUNTY OF COOK

**SPECIAL WARRANTY DEED & ASSIGNMENT OF LEASE**

THIS INDENTURE, made as of the 14<sup>th</sup> day of February, 2012, between 58<sup>th</sup> & Halsted Real Estate Corp., an Illinois corporation with an address of c/o LDR Industries, 600 North Kilbourn Avenue, Chicago, Illinois 60624 (hereinafter referred to as "GRANTOR"), and American Tower Asset Sub II, LLC, a Delaware limited liability company, its successors and assigns (hereinafter referred to as "GRANTEE").

WHEREAS, Grantor currently leases the Land (as defined below), or a portion thereof, to SBC

Common address  
801 W. 58th Street  
Chicago, IL 60621

S ✓  
P ✓  
S ✓  
SC ✓  
INT ✓

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Tower Holdings LLC, a Delaware limited liability company, pursuant to the terms of that certain lease agreement dated March 19, 1984, between Grantor, as Lessor, and Rogers Radiocall, Inc., an Illinois corporation, predecessor to SBC Tower Holdings, LLC, as Lessee (as the same may have been amended from time to time, the "Lease"); and

WHEREAS, in addition to the conveyance of the Land herein, Seller desires to assign to Grantee all of its right, title and interest under the Lease, and Grantee desires to assume such right, title and interest under the Lease.

## WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, does REMISE, RELEASE, ALIEN AND CONVEY unto the said GRANTEE, all that tract or parcel of land lying and being Lots 1, 2, 3 and 4 except the West forty-seven feet (47') of said lots, in Block 8 in J. Walker's Subdivision of the Southeast Quarter of the Northeast Quarter of Section 17, Township 38 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois, and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Land").

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever in Fee Simple.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property unto said Grantee with respect to any action 58<sup>th</sup> & Halsted Real Estate Corp. may have taken, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to: (i) current state and county ad valorem real property taxes currently not due and payable; (ii) easements for the maintenance of public utilities that serve only the Land and that do not adversely affect Grantee's intended use of the Land.


Effective as of the day and year first written above, Grantor hereby assigns, transfers, and sets over unto Grantee all of the right, title and interest of Grantor in, to and under the Lease. Grantee hereby assumes and accepts the foregoing assignment and assumes and agrees to keep, observe and perform all of the terms, covenants, agreements, conditions and obligations of the Lease on the part of the



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Grantor to be kept, observed and performed with the same force and effect as if the Grantee instead of Grantor had originally signed the Lease. Grantor hereby acknowledges that there currently exists no default under the Lease, and no conditions exist that, with the passage of time, would constitute defaults under the Lease. Grantor hereby agrees to indemnify and agrees to hold Grantee and its affiliates, subsidiaries, related corporations, related partnerships, officers, directors, employees and agents harmless with respect to any demands, claims, actions, causes of action, assessments, expenses, costs, damages, losses, and liabilities (including reasonable attorneys' fees and costs) arising out of or related to the Lease which relate to any period prior to the date of this assignment.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Special Warranty Deed and Assignment of Lease, the day and year first above written.

**[Signatures Appear on Following Page]**

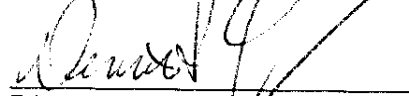
<b>REAL ESTATE TRANSFER</b>	08/15/2012
	<b>CHICAGO:</b> \$3,375.00
	<b>CTA:</b> \$1,350.00
	<b>TOTAL:</b> \$4,725.00
20-17-231-009-0000   20120801602293   725NS0	

<b>REAL ESTATE TRANSFER</b>	08/15/2012
 	<b>COOK</b> \$225.00
	<b>ILLINOIS:</b> \$450.00
	<b>TOTAL:</b> \$675.00
20-17-231-009-0000   20120801602293   DBL35E	

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IN WITNESS WHEREOF, the parties hereto have executed this Special Warranty Deed and Assignment of Lease under seal as of the day and year set forth below.

**GRANTOR:**  
**58<sup>th</sup> & Halsted Real Estate Corporation**  
an Illinois corporation

 (Seal)

Print Name: Dennis I. Greenspon

Title: Authorized Signatory

Date: February 14, 2012

Property of Cook County Clerk's Office

STATE OF ILLINOIS

)  
) SS.  
)

COUNTY OF COOK

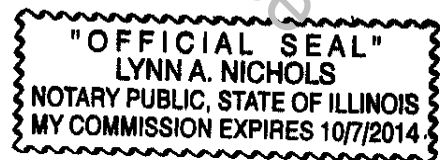
This instrument was acknowledged before me by DENNIS I. GREENSPON (name), who is the Secretary and Authorized Signatory (title) of 58<sup>th</sup> & Halsted Real Estate Corporation, an Illinois corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal, this 14<sup>th</sup> day of February, 2012.

Signature Lynn A. Nichols

My commission expires: 10/7/14

NOTARY SEAL



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### Grantee's Joinder

Grantee hereby joins in the execution of this Special Warranty Deed and Assignment of Lease for the sole purpose of agreeing to accept the assignment of Grantor's interest in the Lease, as set forth hereinabove. Other than the foregoing, Grantee makes no representations or warranties with respect to the contents of this Special Warranty Deed and Assignment of Lease.

**GRANTEE:**

**American Tower Asset Sub II, LLC**  
a Delaware limited liability company

By: Steve Vondran  
Its: Senior VP and General Counsel

### Acknowledgment

STATE OF Massachusetts

COUNTY OF Middlesex

) ss:  
)

On 2/4/12 before me, Patrick Fitzpatrick, personally  
*(here insert name and title of the officer)*

Appeared Steve Vondran, personally known to me (or proved to me on  
*Name(s) of Document Signer(s)*

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 they person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



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Exhibit A

Legal Description

All of Lots 1, 2, 3 and 4 except the West forty-seven feet (47') of said lots, in Block Eight (8) in J. Walker's Subdivision of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Seventeen (17), Township thirty-eight (38) North, Range Fourteen (14), East of the Third Principal Meridian, (3rd P.M.), in the County of Cook, State of Illinois.

Property of Cook County Clerk's Office