

# UNOFFICIAL COPY



Doc#: 1402922019 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/29/2014 09:42 AM Pg: 1 of 7

Prepared by, Record and Return to:  
J. Coleman Prewitt, Esq  
SBA Network Services, LLC  
5900 Broken Sound Parkway, NW  
Boca Raton, FL 33487  
561.226.9365  
Site ID: IL46543-A  
Parcel # 19-04-300-027-0000

## MEMORANDUM OF ASSIGNMENT

THIS MEMORANDUM OF ASSIGNMENT ("Memorandum") is made and entered into as of the date written below and effective as of April 18, 2013, ("Effective Date") by and between SBA 2012 TC ASSETS LAND, LLC, f/k/a TCO ASSETS LAND LLC, a Delaware limited liability company ("Assignor") and SBA 2012 TC ASSETS, LLC, f/k/a TOWERCO ASSETS LLC, a Delaware limited liability company ("Assignee").

WITNESSETH:

WHEREAS, pursuant to that certain Master Assignment and Assumption Agreement ("Master Assignment") Assignor assigned to Assignee all its interest in, among other things, the agreement(s) described on Exhibit B-1 (the "Assigned Agreements") encumbering the real property described on Exhibit B-2, both attached hereto. Assignor and Assignee now desire to enter into this Memorandum to give notice of the assignment of the Assigned Agreements.

NOW, THEREFORE, for and in consideration of the foregoing and the consideration recited in the Master Assignment, receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- Assignment and Assumption. Pursuant to the Master Assignment, as of the Effective Date, Assignor has assigned, transferred, set over and delivered to Assignee and its successors and assigns all of Assignor's rights, title and interests in and to the Assigned Interests. Assignee has accepted, assumed and agreed to be bound by all of terms and conditions of the Assigned Interests arising after the Effective Date.
- Miscellaneous. The purpose of this Memorandum is to give notice of the Master Assignment and all its terms, covenants and conditions to the same extent as if the same were fully set forth herein. To the extent that more than one (1) agreement or interest is being transferred from Assignor to Assignee as shown on Exhibit B-1 attached hereto, it is the intention of the parties hereto that such interests shall not merge but shall remain separate and distinct interests in the underlying real property. This Memorandum shall be governed and construed in accordance with the laws of the state in which the real property subject to the Assigned Interests are located without reference to its conflicts of laws principles.

[SIGNATURES ON FOLLOWING PAGE]


S	<u>Yes</u>
P	<u>7</u>
S	<u>N</u>
M	<u>N</u>
SO	<u>Yes</u>
E	<u>Yes</u>
INT	<u>Del</u>

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IN WITNESS WHEREOF, the parties have caused this Memorandum to be duly executed pursuant to due and property authority as of the date indicated below.

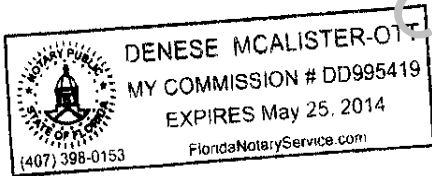
**ASSIGNOR:**

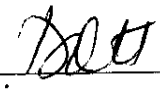
SBA 2012 TC ASSETS LAND, LLC

By:   
Neil Seidman  
Vice President

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 18th day of April, 2013, by Neil Seidman, Vice President of SBA 2012 TC ASSETS LAND, LLC, on behalf of the company. The above-named individual is personally known to me.



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

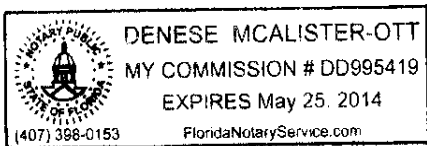
**ASSIGNEE:**


SBA 2012 TC ASSETS, LLC

By:   
Neil Seidman  
Vice President

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me this 18th day of April, 2013, by Neil Seidman, Vice President of SBA 2012 TC ASSETS, LLC, on behalf of the company. The above-named individual is personally known to me.



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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## Schedule B-1

### Description of the Mortgaged Lease(s)

#### Lease

Communications Site Lease Agreement (Ground) dated as of October 12, 2001, by and between Terminal Corp., an Illinois corporation, as lessor, and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, as lessee.

As evidenced by a Memorandum of Agreement, dated as of October 12, 2001, by and between Terminal Corp., an Illinois corporation, as lessor, and Nextel West Corp., a Delaware corporation, d/b/a Nextel Communications, as lessee, and recorded in the Cook County Recorder's Office, Illinois, on November 29, 2001, as Instrument No. 0011119168.

As assigned and further evidenced by an Assignment and Assumption of Ground Lease, dated as of September 23, 2008, by Nextel West Corp., a Delaware corporation, as assignor, to TowerCo Assets LLC, a Delaware limited liability company, as assignee, and recorded in the Cook County Recorder's Office, Illinois, on October 8, 2008, as Instrument No. 0828215010, as may have been, or may hereafter be assigned or amended.

TowerCo Assets LLC, a Delaware limited liability company, has changed its name to SBA 2012 TC Assets LLC, a Delaware limited liability company.

As assigned and further evidenced by an Assignment and Assumption of Ground Lease, dated as of July 27, 2011, by Terminal Corp., an Illinois corporation, as assignor, to TCO Assets Land, LLC, a Delaware limited liability company, as assignee, and recorded in the Cook County Recorder's Office, Illinois, on August 23, 2011, as Instrument No. 1123545032, as may have been, or may hereafter be assigned or amended.

TCO Assets Land, LLC, a Delaware limited liability company, has changed its name to SBA 2012 TC Assets Land, LLC, a Delaware limited liability company.

As assigned to SBA 2012 TC Assets, LLC, a Delaware limited liability company, pursuant to that certain Assignment and Assumption Agreement dated on or about the date hereof, as evidenced by that certain Memorandum of Assignment to be recorded.

#### Easement

Grant of Easement dated as of July 27, 2011, by and between Terminal Corp., an Illinois corporation, as grantor, and TCO Assets Land, LLC, a Delaware limited liability company, as grantee, as evidenced and recorded in the Cook County Recorder's Office, Illinois, on August 23, 2011, as Instrument No. 1123545031, as may have been, or may hereafter be assigned or amended.

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TCO Assets Land, LLC, a Delaware limited liability company, has changed its name to SBA 2012 TC Assets Land, LLC, a Delaware limited liability company.

As assigned to SBA 2012 TC Assets, LLC, a Delaware limited liability company, pursuant to that certain Assignment and Assumption Agreement dated on or about the date hereof, as evidenced by that certain Memorandum of Assignment to be recorded.

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Schedule B-2

Leasehold Interest

A portion of:

THE SOUTH 550 FEET (EXCEPT THAT PART TAKEN FOR WEST 47TH STREET) OF THE EAST 303.425 FEET OF THE WEST 1056.85 FEET (MEASURED ON THE SOUTH LINE OF THAT PART LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND ALTON RAILROAD) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel ID: 19-04-300-027-0000

Commonly known as: 5448 W. 74<sup>th</sup> St., Chicago, IL 60638

Property of Cook County Clerk's Office

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## Schedule B-2

### Leasehold Interest

#### A portion of:

#### Grantor's Property

THE SOUTH 550 FEET (EXCEPT THAT PART TAKEN FOR WEST 47TH STREET) OF THE EAST 303.425 FEET OF THE WEST 1056.85 FEET (MEASURED ON THE SOUTH LINE OF THAT PART LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND ALTON RAILROAD) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Tax Parcel ID:** 19-04-300-027-0000

**Commonly known as:** 5448 W. 74<sup>th</sup> St., Chicago, IL 60638

#### Easement Area

THAT PART OF THE SOUTH 550 FEET (EXCEPT THAT PART TAKEN FOR WEST 47TH STREET) OF THE EAST 303.425 FEET OF THE WEST 1056.85 FEET (MEASURED ON THE SOUTH LINE OF THAT PART LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND ALTON RAILROAD) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER BEING 821.62 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST, 493.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 19 MINUTES 09 SECONDS WEST, 40.00 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST, 50.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 09 SECONDS EAST, 40.00 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 51 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2000.00 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

#### Access Easement

#### ACCESS EASEMENT:

THAT PART OF THE SOUTH 550 FEET (EXCEPT THAT PART TAKEN FOR WEST 47TH STREET) OF THE EAST 303.425 FEET OF THE WEST 1056.85 FEET (MEASURED ON THE SOUTH LINE OF THAT PART LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND ALTON RAILROAD) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 37 MINUTES 30 SECONDS EAST, 753.48 FEET TO A POINT ON THE WEST LINE OF THE EAST 303.42 FEET OF THE WEST 1056.85 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 51 WEST ALONG SAID WEST LINE, 50.00 FEET TO A POINT ON THE NORTH LINE OF 47<sup>th</sup> STREET ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST ALONG SAID LINE, 493.89 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 09 SECONDS EAST TO THE NORTHWEST CORNER OF THE AFORESAID EXCLUSIVE EASEMENT AREA; THENCE SOUTH 00 DEGREES 40 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID EASEMENT AREA EXTENDED SOUTH, 219.12 FEET; THENCE SOUTH 89 DEGREES 14 MINUTES 25 SECONDS WEST, 16.32 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 54 SECONDS EAST, 274.58 FEET TO A POINT ON THE NORTH LINE OF 47<sup>th</sup> STREET; THENCE SOUTH 88 DEGREES 37 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE, 14.67 FEET TO THE POINT OF BEGINNING, CONTAINING 9,778.87 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

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**TOGETHER WITH A UTILITY EASEMENT:**

THAT PART OF THE SOUTH 550 FEET (EXCEPT THAT PART TAKEN FOR WEST 47TH STREET) OF THE EAST 303.425 FEET OF THE WEST 1056.85 FEET (MEASURED ON THE SOUTH LINE OF THAT PART LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND ALTON RAILROAD) OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS; COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER BEING 821.62 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST, 493.06 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID LEASE AREA; THENCE SOUTH 89 DEGREES 19 MINUTES 09 SECONDS WEST TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF SAID LEASE AREA, 34.91 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 31 DEGREES 20 MINUTES 02 SECONDS WEST, 53.09 FEET TO THE WEST LINE OF SAID EAST 303.43 FEET; THENCE NORTH 00 DEGREES 40 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE, 15.09 FEET; THENCE NORTH 31 DEGREES 20 MINUTES 02 SECONDS EAST, 53.09 FEET TO THE NORTHWEST CORNER OF SAID LEASE AREA; THENCE SOUTH 00 DEGREES 40 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF SAID LEASE AREA, 15.09 FEET TO THE POINT OF BEGINNING, CONTAINING 424.75 SQUARE FEET, ALL IN COOK COUNTY, ILLINOIS.

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