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Doc# 1915806214 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/07/2019 12:50 PM PG: 1 OF 10

Property of Cook County Clerk's Office

Instrument Prepared By:

SBA Site Management, LLC
Nicole Pocchia
8051 Congress Avenue
Boca Raton, FL 33487
(561) 226-9439

Upon Recording Return to:

~~SBA Site Management, LLC
Attn: Nicole Pocchia
8051 Congress Avenue
Boca Raton, FL 33487
(561) 226-9439~~

AFTER RECORDING, RETURN TO:

Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23225
Attn: Lisa Robertson

SBA Site ID: IL22838-R, 1301 Ridgeland Avenue

19151-35

MEMORANDUM OF EASEMENT AGREEMENT

This Memorandum of Easement Agreement is entered into this 6th day of March, 2019 by and between **A and E CORPORATION**, an Illinois Corporation (hereinafter referred to as "Site Owner"), and **SBA SITE MANAGEMENT, LLC**, a Florida limited liability company (hereinafter referred to as "SBAM").

1. Site Owner and SBAM entered into an Easement Agreement on this date pursuant to which Site Owner has granted to SBAM an exclusive easement on a portion of the Property identified in Exhibit 1, which Easement area is more clearly defined and described on Exhibit 2 and Exhibit 3, for the purpose of installing, removing, operating and maintaining radio communication systems and other accessories. All of the foregoing is set forth in the Easement Agreement.
2. The term of the Easement Agreement shall be for a period of fifty-five (55) years commencing on March 6, 2019.
3. On the date hereof, Site Owner sold, transferred and assigned to SBAM all of its right, title and interest in and to those agreements identified in Exhibit 4, attached hereto and made a part hereof.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX

07-Jun-2019



COUNTY:	102.50
ILLINOIS:	205.00
TOTAL:	307.50

16-20-107-001-0000 | 20190601691258 | 0-202-145-696

THE CITY OF BERWYN, IL REAL ESTATE TRANSFER TAX



ap 6.4.19 2050.⁰⁰

COLLECTOR'S OFFICE

28535644

Handwritten notes and stamps on the right margin, including a vertical stamp with '10' and '1' and other illegible markings.

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Accepted by: Site Owner

Accepted by: SBAM

A and E CORPORATION,
an Illinois corporation

SBA SITE MANAGEMENT LLC
a Florida limited liability company

By: *Wayland Joe*
Print Name: Wayland Joe
Title: President
Date: 3/4/19
State of: Illinois
County of: DuPage

By: *Neil Seidman*
Print Name: Neil Seidman
Title: Senior Vice President
Date: 3/6/2019
State of: Florida
County of: Palm Beach

By: *Edward Calusinski*
Print Name: Edward Calusinski
Title: Secretary
Date: 3-4-2019
State of: Illinois
County of: DUPAGE

[Notary blocks on following page]

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State of Illinois)
County of DuPage)

The foregoing instrument was acknowledged before me this 4th day of March, 2019, by Wayland Joe, President of A and E Corporation, an Illinois corporation, on behalf of the corporation.



Tracie L. Cielak
Signature of Notary Public

Tracie L. Cielak
Printed name of Notary

Place Notary Seal and/or Stamp Above

My Commission Expires 01/03/2022

State of Illinois)
County of DuPage)

The foregoing instrument was acknowledged before me this 4th day of March, 2019, by Edward Calusinski, Secretary of A and E Corporation, an Illinois corporation, on behalf of the corporation.



Tracie L. Cielak
Signature of Notary Public

Tracie L. Cielak
Printed name of Notary

Place Notary Seal and/or Stamp Above

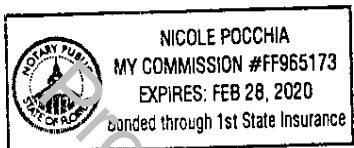
My Commission Expires 01/03/2022

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State of Florida)
)
 County of Palm Beach)

The foregoing instrument was acknowledged before me this 6th day of March, 2019, by Neil Seidman, Senior Vice President of SBA Site Management, LLC, a Florida limited liability company, on behalf of the company.

Nicole Pochia
 Signature of Notary Public



Nicole Pochia
 Printed name of Notary

Place Notary Seal and/or Stamp Above

My Commission Expires 2/28/2020

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EXHIBIT 1
to Memorandum of Easement Agreement

LEGAL DESCRIPTION OF PROPERTY

An interest in land, said interest being over a portion of the following described parent parcel:

The following described real estate, situated in Cook County, Illinois, to wit:

Lots 18, 19 and 20 in Britigan's Ridgeland Avenue Subdivision in the Northwest Quarter of Section 20, Township 39 North, Range 13 East of the Third Principal Meridian according to the plat thereof registered March 06, 1924 as Document Number 209269 in Cook County, Illinois.

AND BEING the same property conveyed to David DePaul and Bobbye DePaul, an undivided 50% interest from Avenue Management Inc., a corporation by Warranty Deed dated September 17, 2002 and recorded April 01, 2003 in Instrument No. 0030438955; AND FURTHER CONVEYED to Lakeside Bank, 55 W. Wacker Drive, Chicago, Illinois, a banking corporation, as Trustee of a trust agreement dated the 6th day of March, 2003, known as Trust Number 10-2492, a 50% undivided interest from Avenue Management Inc., an Illinois corporation by Deed in Trust dated March 24, 2003 and recorded April 01, 2003 in Instrument No. 0030438956; AND FURTHER CONVEYED to Lakeside Bank, a banking corporation, as Trustee of a trust agreement dated the 6th day of March, 2003, known as Trust Number 10-2492, a 50% undivided interest from David DePaul and Bobbye DePaul by Deed in Trust dated March 06, 2003 and recorded April 01, 2003 in Instrument No. 0030438957; AND FURTHER CONVEYED to A and E Corporation, an Illinois corporation from Lakeside Bank, an Illinois banking corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust, in pursuance of a Trust Agreement dated the 6th day of March, 2003 and known as Trust Number 10-2492 by Trustee's Deed dated July 18, 2006 and recorded August 23, 2006 in Instrument No. 0623540081.

Tax Parcel No. 16-20-107-001

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EXHIBIT 2
to Memorandum of Easement Agreement

COMMUNICATION EASEMENT

That portion of the Property on which any Systems exist on the date of this Easement Agreement together with the portion of the Property leased by Site Owner under the Existing Agreements, and the portion of the Property, substantially described as follows:

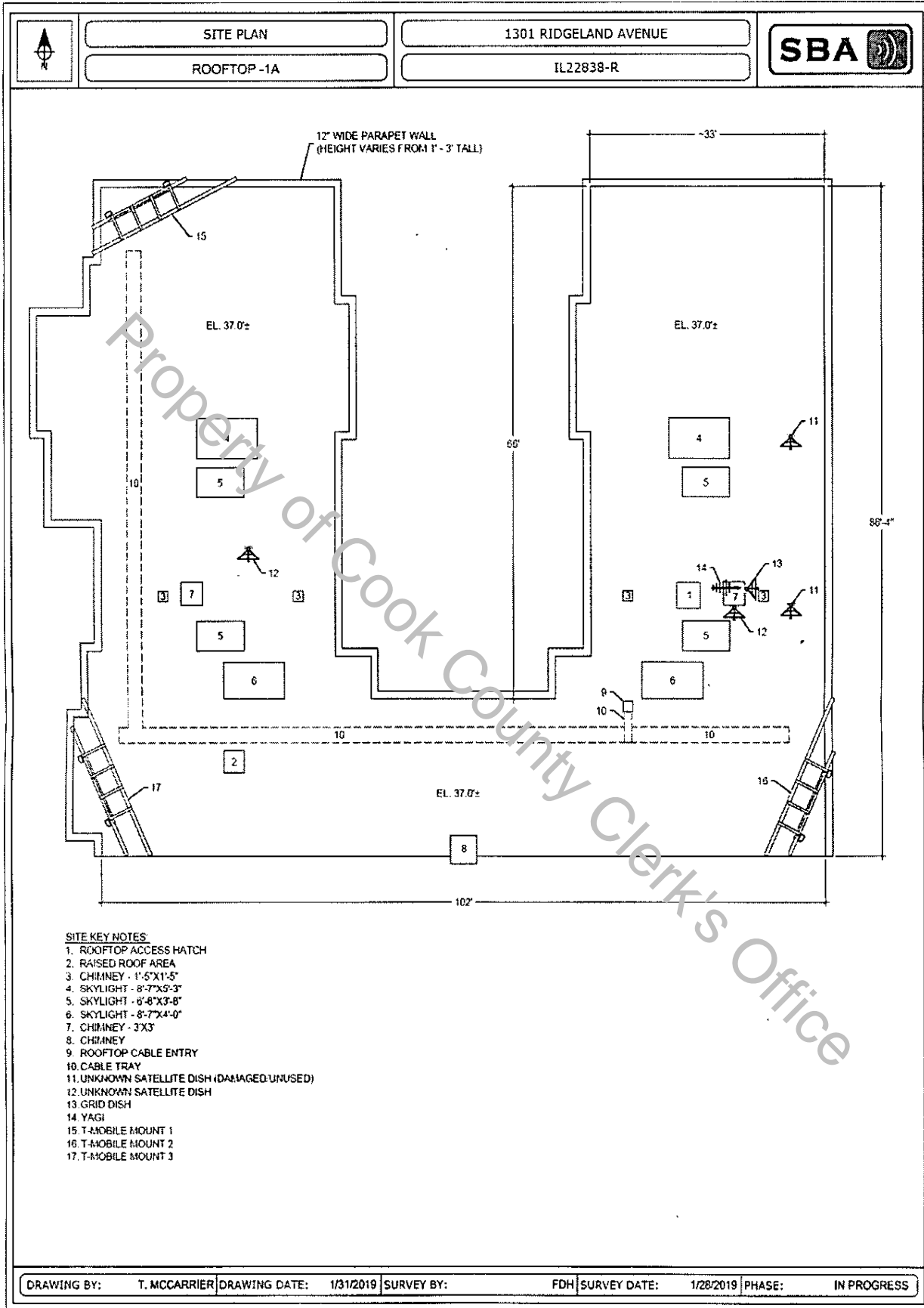
The entire rooftop of the building located at 1301 Ridgeland Avenue, Berwyn, Illinois (the "Building") at an elevation of approximately thirty-seven feet (37'-0") above ground level (the "Rooftop"), together with the parapet wall surrounding the Rooftop at varying heights, together with the equipment mounts and any other structure extending vertically above the Rooftop ("Structures"), together with the top surface and façade surfaces on all sides of the Building, upon which Building and Structures are mounted or could be mounted Systems or portions of Systems as contemplated in this Easement Agreement and depicted on Rooftop 1A and Building Elevation-North Plan attached hereto.

This Communication Easement description also includes an interior room located in the Building, which interior room contains Systems, which Systems serve and are connected to the Systems situated on the Rooftop. The interior room is not identified on Rooftop 1A and Building Elevation-North Plan attached hereto.

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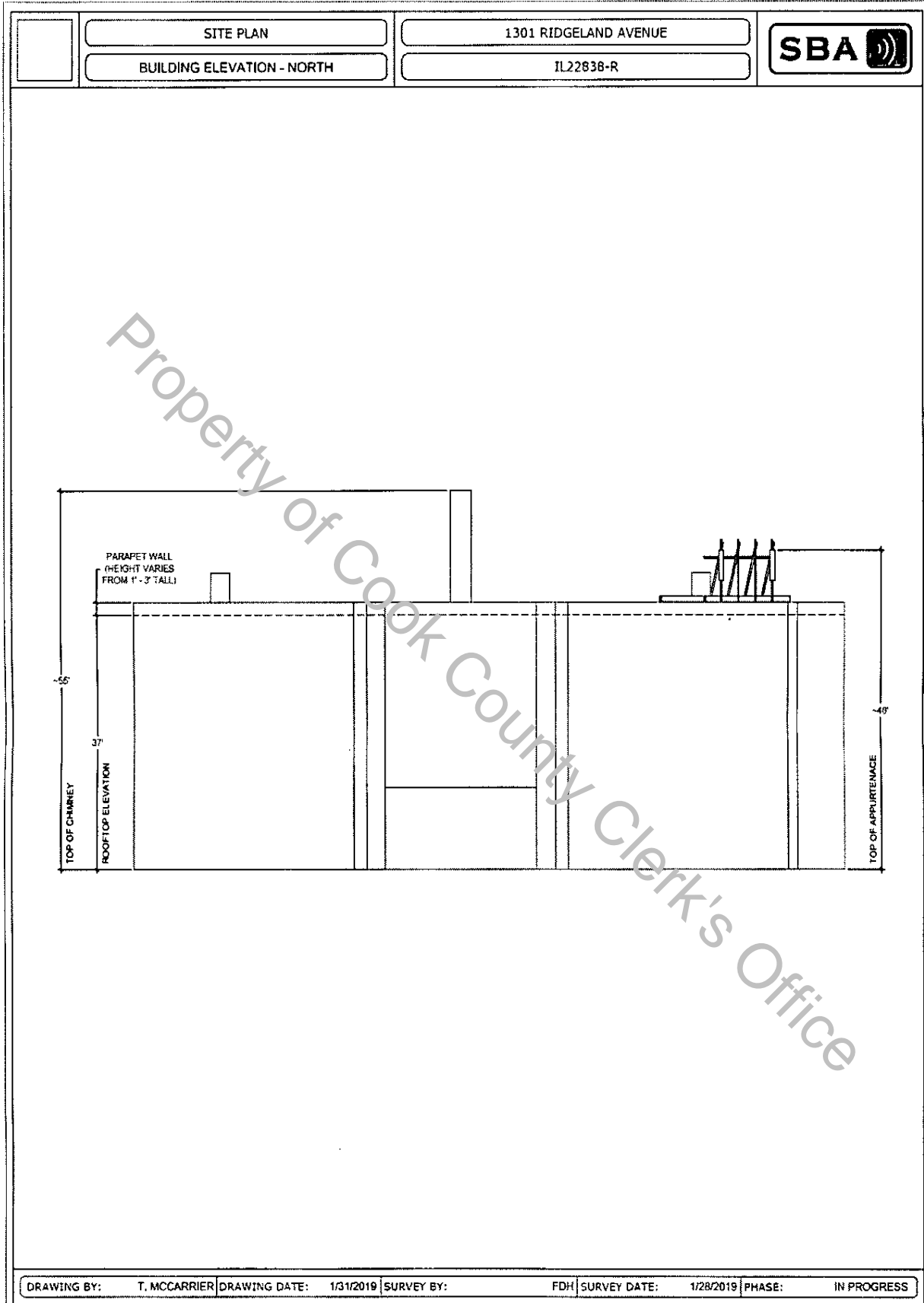
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- SITE KEY NOTES:**
- 1. ROOFTOP ACCESS HATCH
 - 2. RAISED ROOF AREA
 - 3. CHIMNEY - 1'-5"X1'-5"
 - 4. SKYLIGHT - 8'-7"X6'-3"
 - 5. SKYLIGHT - 6'-8"X3'-8"
 - 6. SKYLIGHT - 8'-7"X4'-0"
 - 7. CHIMNEY - 3'X3'
 - 8. CHIMNEY
 - 9. ROOFTOP CABLE ENTRY
 - 10. CABLE TRAY
 - 11. UNKNOWN SATELLITE DISH (DAMAGED/UNUSED)
 - 12. UNKNOWN SATELLITE DISH
 - 13. GRID DISH
 - 14. YAGI
 - 15. T-MOBILE MOUNT 1
 - 16. T-MOBILE MOUNT 2
 - 17. T-MOBILE MOUNT 3

DRAWING BY: T. MCCARRIER | DRAWING DATE: 1/31/2019 | SURVEY BY: FDH | SURVEY DATE: 1/28/2019 | PHASE: IN PROGRESS

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Site Owner herein agrees that this legal description may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

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EXHIBIT 3
to Memorandum of Easement Agreement

ACCESS AND UTILITY EASEMENTS

That portion of the Property on which any Systems exist on the date of this Easement Agreement together with the portion of the Property provided by Site Owner under the Existing Agreements for access and utility providers, and the portion of the Property substantially described as follows:

All rights of ingress and egress across the Property described in Exhibit 1 hereof, to and from the Communication Easements described in Exhibit 2 hereof, providing access to a publicly dedicated roadway, including but not limited to Ridgeland Avenue (hereinafter the "Access Easement");

A non-exclusive easement in, to, under and over portion of the Property for ingress and egress to the Communication Easements, building risers, conduits, shafts, raceways or other designated space to connect the telecommunications equipment to other locations inside or outside the building as is necessary to install wiring, electronic equipment and other personal property, and to support and maintain the Systems (hereinafter the "Utility Easement"), along with the right to use said Access Easement and Utility Easement for the development, repair, maintenance and removal of utilities providing service to the Communication Easements and the Systems, as defined herein, and any related activities and uses.

Site Owner herein agrees that this legal description and drawing may be substituted at a later date upon presentation of a survey of the property more clearly defining the location thereof.

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EXHIBIT 4
to Memorandum of Easement Agreement

EXISTING AGREEMENTS

Site Owner sells, assigns and transfers to SBAM, as of the effective date herein, all of its right, title and interest in, to and under the following existing lease or license agreements, as amended, and any assignments thereof from a third party or prior owner of the Property to Site Owner, affecting any portion of the Property leased by Site Owner under the Existing Agreements:

Site Lease Agreement dated April 7, 2015, by and between A and E Corporation, an Illinois corporation, as Landlord, and T-Mobile Central, LLC, a Delaware limited liability company, as Tenant

Property of Cook County Clerk's Office

RECEIVED
MAR 19 2019

BY: