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Edward M. Moody
Cook County Recorder of Deeds
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Prepared by:
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Record and Return To:
TitleVest Agency, Inc.
Brian Tormey
110 East 42nd Street, 10th Floor
New York, NY 10017
Tel.: 212-757-5800
Site No.: W0372M
Title No. See Exhibit A

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS,

THIS ASSIGNMENT (this "Assignment") is made and entered into to be effective as of APR 15, 2019, by MelTel II Valentine LLC, a Delaware limited liability company, f/k/a Valentine Capital, LLC, whose mailing address is 4 Greenwich Office Park, 1st Floor, Greenwich, Connecticut 06831 ("Assignor"), to A MelTel LLC, a Delaware limited liability company, whose mailing address is 4 Greenwich Office Park, 1st Floor, Greenwich, Connecticut 06831 ("Assignee").

For Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor, being the current owner and holder of all of the grantee's interest under the Wireless Communication Easement and Assignment Agreement, Purchase and Sale of Lease and Successor Lease Agreement, Lease Purchase and Easement Agreement and any other real property instrument described on Exhibit A attached hereto (singularly and collectively, as applicable, the "Assigned Instrument"), with full power and authority to execute and deliver this Assignment without joinder, further action or consent by any party, does by these presents hereby grant, bargain, convey, sell, assign, transfer, set over and deliver unto the said Assignee, its successors, transferees, and assigns forever, and Assignee does, by its acceptance hereof, assume and accept all of the rights, obligations title, interest of said Assignor under, in and to the Assigned Instrument, including without limitation, any and all lease or license agreements, sub-agreements, rights of ingress/egress, net profits agreements, lease purchase agreements, utilities placements or other rights related thereto or described therein, said Assigned Instrument pertaining to the real property described on Exhibit A attached hereto and made a part hereof. Assignor and Assignee declare that this Assignment is made and delivered by affiliates which are owned by the same parent entity and is therefore an intercompany transaction.

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Any provision of this Assignment which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

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Property of Cook County Clerk's Office

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EXHIBIT A

Assigned Instrument

(Description of Purchase and Sale of Lease and Successor Lease)

That certain Purchase and Sale of Lease and Successor Lease dated July 17, 2013, between TOWER EQUITY, LLC, AN ARIZONA LIMITED LIABILITY COMPANY whose address is 4900 N. Scottsdale Rd. Ste. 3000, Scottsdale, AZ 85251, and Valentine Capital, LLC, whose address is 11900 W. Olympic Blvd., Ste. 400, Los Angeles, CA 90064, for the property located at 3315 Mannheim Rd. aka 3331 North Mannheim, Franklin, IL 82513, for which a memorandum is recorded on February 5, 2014, Doc. No. 1403634043, in the County Recorder's Office of Cook, State of Illinois, as assigned to Assignor by mesne assignments.

Together with the following lease demising the below described real property:

(Description of Existing Lease)

That certain Site Agreement No. 276 (the "Original Lease"), dated as of May 5, 1997, originally by and between Sherwin Tarnoff and Ann M. Tarnoff and Southwestern Bell Mobile Systems, Inc. d/b/a Cellular One – Chicago. Evidence of the Original Lease is recorded in the Cook County Recorder pursuant to that certain Memorandum of Site Agreement – No. 276, dated as of May 6, 1997 originally by and between Sherwin Tarnoff and Ann M. Tarnoff and Southwestern Bell Mobile Systems, Inc. d/b/a Cellular One – Chicago and recorded on August 25, 1999 in Instrument Number 99812876. Additionally, Landlord and Tenant are parties to The First Amendment to Lease Agreement, dated June 21, 2013 (the "First Amendment Effective Date") a memorandum of which is being recorded on or about the First Amendment Effective Date in the Cook County Recorder.

(Legal Description)

That part of Lots 27, 28 and 29 lying Easterly of a line described as follows: Beginning at a point 10.6 feet East of the Southwest corner of said Lot 29; thence Northerly along a straight line to a point on the North line of said Lot 27, said point being 15.3 feet East of the Northwest corner of said Lot 27, in Block 58 in Third Addition to Franklin Park, a subdivision in the Southwest ¼ of Section 21, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Tax Parcel Nos. 12-21-314-021-0000, 12-21-314-022-0000, 12-21-314-023-0000

Site No: W0372M
Prior Site No: 300055