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Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2019 10:17 AM Pg: 1 of 7

THIS DOCUMENT PREPARED BY:

DYKEMA GOSSETT PLLC
Adam M. Fishkind, Esq.
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Bloomfield Hills, Michigan 48304

AFTER RECORDING RETURN TO:

Crown Castle
Attn: Post-Closing Department
1220 Augusta Drive, Suite 600
Houston, TX 77057

MEMORANDUM OF AMENDED AND RESTATED PCS SITE AGREEMENT

See Exhibit "B" for Legal Description, Common Address and Parcel ID No.

THIS MEMORANDUM OF AMENDED AND RESTATED PCS SITE AGREEMENT (this "Memorandum") is made this 20 day of August, 2019, by and between LARIBA GROUP, LLC, an Illinois limited liability company ("Lessor"), having a mailing address of 9224 S. Oketo Avenue, Bridgeview, Illinois 60455, and STC TWO LLC, a Delaware limited liability company ("Lessee"), by and through its Attorney-in-Fact, Global Signal Acquisitions II LLC, a Delaware limited liability company, whose mailing address is c/o Crown Castle USA Inc., Attn: Legal - Real Estate Department, 1500 Corporate Drive, Canonsburg, Pennsylvania 15317.

RECITALS

WHEREAS, Lessor and Lessee are the current parties to that certain PCS Site Agreement dated March 22, 2001, with a commencement date of March 22, 2001, originally by and between Kishan Chand, MD, as lessor, and SprintCom, Inc., a Kansas corporation ("SprintCom"), as lessee (as assigned, the "Original Lease"), memoranda of which were recorded on April 3, 2001 as Document No. 0010265115 and on October 13, 2005 as Document No. 0528606006 in the Public Records of Cook County, Illinois;

WHEREAS, Lessor is the fee owner of Lessor's Property (as defined below) pursuant to that certain Quit Claim Deed dated January 2, 2014 and recorded on March 17, 2015 as Document No. 1507613079, and that certain Quit Claim Deed dated January 2, 2015 and recorded on April 1, 2019 as Document No. 1909117056, both in the Public Records of Cook County, Illinois;

WHEREAS, Lessee is the successor in interest under the Original Lease to SprintCom;

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WHEREAS, the parties have modified the terms of the Original Lease by that certain Amended and Restated PCS Site Agreement dated the same date as this Memorandum, by and between Lessor and Lessee, and wish to provide record notice of the existence of the Original Lease as amended thereby (hereafter, the Original Lease is referred to as the "Amended Lease") and the status of certain rights and interests thereunder through the recording of this Memorandum in the Public Records of Cook County, Illinois;

WHEREAS, the parties intend for the Amended Lease to replace the Original Lease in its entirety as set forth in the Amended Lease; and

WHEREAS, the Amended Lease pertains to certain real property leased to Lessee more particularly described on Exhibit "A" attached hereto and incorporated by this reference (the "Leased Premises"), located on a portion of Lessor's property that is more particularly described on Exhibit "B" attached hereto and incorporated by this reference ("Lessor's Property").

OPERATIVE PROVISIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. The recitals hereinabove are true and correct and are incorporated herein by this reference.
2. Lessor hereby acknowledges, ratifies, and confirms Lessee's interest in and to the Amended Lease.
3. The terms and provisions of the Amended Lease are hereby restated and incorporated herein by this reference.
4. The Amended Lease provides that the current term of the Amended Lease is five (5) years, commencing on _____, 2019, with _____ renewal terms of five (5) years each thereafter. The term of the Amended Lease, including all renewal terms, if exercised, will expire on _____, 2069.
5. The Amended Lease pertains to that certain real property described on Exhibit "A" attached hereto.
6. The Amended Lease provides Lessee with a right of first refusal with respect to the Leased Premises, upon the terms and conditions more particularly set forth in the Amended Lease.
7. The parties consent to the recording of this Memorandum in the public records of the county in which the Leased Premises is situated, and agree that this Memorandum shall be executed in recordable form.

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8. This Memorandum may be executed in counterparts, each of which shall constitute an original instrument.

[Remainder of page intentionally left blank; signatures begin on the following page]

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION OF LEASED PREMISES**

Lots 18 & 19 (except the West 143.00 feet of said Lots 18 and 19) and the 20 feet vacated alley lying East and adjoining said Lots 18 and 19 in Block 32 in Notre Dame Addition to South Chicago, a subdivision of the South 3/4 of fractional Section 7, Township 37 North, Range 15, East of the Third Principal Meridian, South of the Indian Boundary Line, in Cook County, Illinois, as shown on the Plat of Survey by R. H. Granath Surveying Service, dated December 19, 2018, DWG NO. 0018-10-012. Containing 2,500 square feet, more or less.

Subject to and together with a non-exclusive access and utility easement described as follows:

THE NORTH 12.00 FEET OF THE WEST 120.00 FEET OF LOT 14, THE EAST 12.00 FEET OF THE WEST 132.00 FEET OF LOTS 13, 14, 15, 16 AND 17, THE NORTH 12.00 FEET OF LOT 15 (EXCEPT THE WEST 132.00 FEET THEREOF), AND THAT PART OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 13, 14, 15, 16, 17, 18 AND 19 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 13 AND THE EAST LINE OF THE AFORESAID VACATED ALLEY; THENCE SOUTH ALONG SAID EAST LINE, 175.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 19; THENCE WEST ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 19 TO A LINE 12.00 WEST OF AND PARALLEL TO THE EAST LINE OF SAID VACATED ALLEY, 12.00 FEET; THENCE NORTH ALONG SAID LINE 12.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SAID VACATED ALLEY TO THE SOUTH LINE OF THE NORTH 12.00 FEET OF SAID LOT 15, 113.00 FEET; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 12.00 FEET OF SAID LOT 15 TO THE WEST LINE OF SAID VACATED ALLEY, 8.00 FEET; THENCE NORTH ALONG SAID WEST LINE OF SAID VACATED ALLEY TO THE NORTH LINE OF SAID LOT 15, 12.00 FEET; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 15 TO A LINE 12.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID VACATED ALLEY, 8.00 FEET; THENCE NORTH ALONG SAID LINE 12.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID VACATED ALLEY TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 13, 50.00 FEET; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 13, 12.00 FEET TO THE POINT OF BEGINNING, ALL IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

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EXHIBIT "B"

LEGAL DESCRIPTION OF LESSOR'S PROPERTY

Land situated in Cook County, Illinois, more particularly described as follows:

LOTS 15, 16, AND 17 (EXCEPT THE WEST 132.00 FEET OF SAID LOTS 15, 16 AND 17) AND LOTS 18 AND 19 (EXCEPT THE WEST 143.00 FEET OF SAID LOTS 18 AND 19) AND THE 20 FEET VACATED ALLEY LYING EAST AND ADJOINING SAID LOTS 15, 16, 17, 18 AND 19 IN BLOCK 32 IN NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH 3/4 OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Formerly Part of Tax Parcel ID Nos.: 26-07-303-016, 26-07-303-017 and 26-07-303-025

Common Address: S. Torrance Avenue, Chicago, Illinois 60617

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Site: F1-CHICAGO/CHAND
BUN: 875454
101460.001356 4816-6192-5241.7