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Doc# 2013408110 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/13/2020 01:30 PM PG: 1 OF 6

Prepared by and Return to:

American Tower
10 Presidential Way
Woburn, MA 01801
Attn: Land Management/Ian Fitzgerald, Esq.
ATC Site No: 303904
ATC Site Name: Palatine IL 1
Assessor's Parcel No(s): 02-16-408-029-0000

Prior Recorded Lease Reference:

Book _____, Page _____
Document No: 0507022111
State of Illinois
County of Cook

Send Tax Bill to:

American Tower
Attention: Property Tax
P.O. Box 723597
Atlanta, GA 31139

AFTER RECORDING, PLEASE RETURN TO:
Fidelity National Title Group
7130 Glen Forest Dr., Ste. 300
Richmond, VA 23228
Attn: _____

Prior Recorded Deed Reference:

Document No. 98822846

Address: 165 Crescent Ave Palatine IL 60067-0909

STATE OF ILLINOIS

COUNTY OF COOK

GENERAL WARRANTY DEED & ASSIGNMENT OF LEASE

THIS DEED is made on this 30th day of December, 2019, by and between **JACK BRUNS, AS SUCCESSOR TRUSTEE OF THE GEORGE J. H. BRZOSTOWSKI DECLARATION OF TRUST U/D/A SEPTEMBER 1, 1998** (hereinafter referred to as "**Grantor**") and **American Tower Asset Sub II, LLC**, a Delaware limited liability company (herein after referred to as "**Grantee**").

RECITALS

WHEREAS, Grantor currently leases or subleases the Property (as defined below) or a portion thereof, pursuant to the terms of that certain Site Agreement #69- Palatine, Illinois dated August 25, 1988, originally between George Brzostowski, predecessor-in-interest to Grantor, as lessor, and Rogers Radiocall, Inc., as lessee (as the same may have been amended from time to time, the "**Lease**"), which Lease is memorialized in a document recorded at Document Number 0507022111 with the records of Cook County, Illinois; and

WHEREAS, Grantor hereby intends to convey to Grantee and Grantee intends to receive from Grantor, all of Grantor's right, title and interest in the Property; and

REAL ESTATE TRANSFER TAX 13-May-2020



COUNTY: 267.50
ILLINOIS: 535.00
TOTAL: 802.50

02-16-408-029-0000 | 20200101698273 | 1-962-341-600

Site No: 303904

Site Name: Palatine IL 1

29755444

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WHEREAS, in addition to the conveyance of the Property herein, Grantor desires to assign to Grantee all of its right, title, and interest under the Lease, including Grantor's right to collect any rent or other consideration thereunder, and Grantee desires to assume such right, title, and interest under the Lease.

NOW THEREFORE, the parties agree as follows:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) paid by Grantee to Grantor and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, deed and convey to the said **GRANTEE** with warranty covenants, all that tract or parcel of land lying and being in Cook County, Illinois, and being more particularly described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Property**"), together with, to the extent applicable, any of Grantor's right, title and interest in the telecommunications tower and other related improvements situated upon the Property and any fixtures, systems and facilities owned by the Grantor which serve the same and are located on the Property.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above described property; that it has a good right to convey, that the property is free from all encumbrances; that the Grantors and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the property that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the Property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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 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.

The undersigned, trustee(s) of the GEORGE J. H. BRZOSTOWSKI DECLARATION OF TRUST U/D/A SEPTEMBER 1, 1998 (the "**Trust**"), hereby certify(ies) as follows:

1. I/We am/are the current trustee(s) of the Trust;
2. The trustee(s) of the Trust has the authority to act with respect to real estate owned by the Trust, and has the full and absolute power under said Trust to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to

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inquire whether the trustee has said power or is properly exercising said power or to see to the application of any Trust asset paid to the trustee for a conveyance thereof;

3. There are no facts which constitute conditions precedent to acts by the trustees or which are in any other manner germane to the affairs of the Trust; and
4. As of the date hereof, the Trust has not been amended, revoked or terminated and is in full force and effect.

[SIGNATURE ACKNOWLEDGEMENTS TO FOLLOW]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has executed this Deed under seal as of the day and year set forth below.

GRANTOR:

2 WITNESSES

JACK BRUNS, AS SUCCESSOR TRUSTEE OF THE
GEORGE J. H. BRZOSTOWSKI DECLARATION OF
TRUST U/D/A SEPTEMBER 1, 1998

Signature: [Handwritten Signature]
Print Name: Jack Bruns
Title: Successor Trustee
Date: 11/30/19

Signature: [Handwritten Signature]
Print Name: [Handwritten Name]
Signature: [Handwritten Signature]
Print Name: [Handwritten Name]

WITNESS AND ACKNOWLEDGEMENT

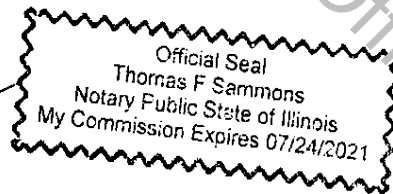
State of Illinois

County of Cook

On this 30 day of November, 2019, before me, Tom Sammons
the undersigned Notary Public, personally appeared JACK BRUNS TRUSTEE
personally known to me (or proved to me on 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 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Handwritten Signature]
Notary Public
Print Name: Thomas F. Sammons
My commission expires: _____



[SEAL]

[Signatures Continue on Following Page]

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GRANTEE JOINDER TO GENERAL WARRANTY DEED

Grantee hereby joins in the execution of this Deed 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 Deed.

GRANTEE:

2 WITNESSES

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

Signature: [Signature]
Print Name: Shawn Lanier
Title: Vice President - Legal
Date: 12-30-2019

Signature: [Signature]
Print Name: Geny E. Perez
Signature: [Signature]
Print Name: Nathaniel Cook

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this 30th day of December, 2019, before me Bich Ngoc Gina Thi Nguyen the undersigned Notary Public, personally appeared Shawn Lanier, vice president personally known to me (or proved to me on 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/s/ 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 which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public
Print Name: _____
My commission expires: _____



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EXHIBIT A

PROPERTY

All Interest in the following described Real Estate situated in the county of Cook, State of Illinois, to wit:

LOT 5 IN CRESCENTWOOD PHASE 2 SUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS, AND PART OF CRESCENTWOOD SUBDIVISION, ALL IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS AS SHOWN ON PLAT RECORDED MAY 03, 2002 IN INSTRUMENT NO. 0020508764.

AND BEING the same property conveyed to George Brzsostowsk from Romeo Nahirniak and Alexandria by Warranty Deed dated October 23, 1958 and recorded October 29, 1968 in Instrument No. 17361224; AND BEING a portion of the same property conveyed to George J.H. Brzostowski, Trustee of the George J.H. Brzostowsk Declaration Trust U/D/A September 1, 1998 from George Brzostowski by Quit Claim Deed dated September 1, 1998 and recorded September 15, 1998 in Instrument No. 98822846; as affected by PLAT dated January 28 2012 recorded as Instrument No. 0020508764.

Being Cook County, Illinois Parcel Number 02-16-408-029.

Property of Cook County Clerk's Office