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Doc#: 2117313096 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2021 10:29 AM Pg: 1 of 7

MEMORANDUM OF FIRST AMENDMENT TO OPTION AND SITE LEASE AGREEMENT

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

THIS MEMORANDUM OF FIRST AMENDMENT TO OPTION AND SITE LEASE AGREEMENT (this "Memorandum") is made this 3rd day of June, 2021, by and between **ATUL N. PATEL, AS TRUSTEE OF THE ATUL N. PATEL DECLARATION OF TRUST DATED JANUARY 17, 2012** ("Landlord"), having a mailing address of 5500 Harvard Ter, Skokie, Illinois 60077; and **NCWPCS MPL 26 – YEAR SITES TOWER HOLDINGS, LLC**, a Delaware limited liability company ("Tenant"), with a mailing address of Legal Department, Attn: Network Legal, Re: Fixed Asset No. 10095301, 208 S. Akard Street, Dallas, Texas 75202-4206, by and through its Attorney-in-Fact, CCATT LLC, a Delaware limited liability company, with a mailing address of 2000 Corporate Drive, Canonsburg, Pennsylvania 15317.

RECITALS

WHEREAS, Landlord and Tenant are the current parties under that certain Option and Site Lease Agreement dated as of March 6, 1996, as modified by that certain Addendum to Option and Site Lease Agreement dated as of March 6, 1996, with a commencement date of December 10, 1996, originally by and between AT&T Wireless PCS, Inc., a Delaware corporation ("ATT"), as tenant, and Navnit J. Patel and Savita N. Patel (together, "Original Landlord"), as landlord (as modified, the "Lease"), a memorandum of which was recorded on March 23, 1996 as Instrument No. 96647776 in the Public Records of Cook County, Illinois;

WHEREAS, Tenant is the successor in interest under the Lease to ATT;

WHEREAS, Landlord is the fee owner of Landlord's Property (defined below) pursuant to that certain Trustee's Deed recorded on August 29, 2012 as Instrument No. 1224229049 in the Public Records of Cook County, Illinois;

WHEREAS, the parties have modified the terms of the Lease by that certain First Amendment to Option and Site Lease Agreement dated the same date as this Memorandum, by and between Landlord and Tenant, and wish to provide record notice of the existence of the

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Lease as amended thereby (hereafter, the 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; and

WHEREAS, the Amended Lease pertains to certain real property leased to Tenant together with access and utility easements granted to Tenant more particularly described on **Exhibit "A"** attached hereto (the "Leased Premises"), located on a portion of Landlord's property that is more particularly described on **Exhibit "B"** attached hereto and incorporated by this reference ("Landlord's Property").

OPERATIVE PROVISIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

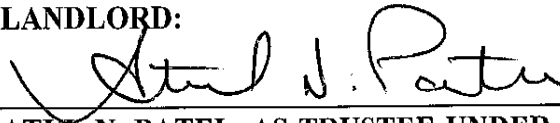
1. The recitals hereinabove are true and correct and are incorporated herein by this reference.
2. Landlord hereby acknowledges, ratifies, and confirms Tenant's interest in and to the Amended Lease.
3. The terms and provisions of the Amended Lease are hereby restated and incorporated herein by this reference.
4. The Amended Lease provides that the initial term of the Amended Lease is five (5) years, commencing on December 10, 1996, with eight (8) additional terms of five (5) years each thereafter. The term of the Amended Lease, including all additional terms, if exercised, will expire on December 31, 2041.
5. The Amended Lease pertains to that certain real property described on **Exhibit "A"** attached hereto.
6. 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.
7. 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]

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IN WITNESS WHEREOF, Landlord and Tenant have executed this Memorandum as of the date first written above.

LANDLORD:



ATUL N. PATEL, AS TRUSTEE UNDER THE PROVISIONS OF THE ATUL N. PATEL DECLARATION OF TRUST DATED JANUARY 17, 2012

Date: 6/3/2021

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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF COOK) SS

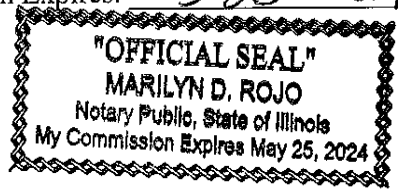
On this, the 3 day of June, 2021, before me, the undersigned Notary Public, personally appeared Atul N. Patel, who acknowledged him/herself to be the Trustee under the provisions of the Atul N. Patel Declaration of Trust dated January 17, 2012, and that he/she, being authorized to do so, executed the foregoing Memorandum for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public, State of IL, County of COOK
Acting in the County of COOK
My Commission Expires: 5-25-2024

[SEAL]



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TENANT:

NCWPCS MPL 26 – YEAR SITES TOWER HOLDINGS LLC,
a Delaware limited liability company

By: CCATT LLC
a Delaware limited liability company

Its: Attorney-in-Fact

By: _____
Name: Lon Lopez

Title: Sr. REA Transaction Manager

Date: 5/24/2021

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ACKNOWLEDGEMENT

STATE OF TEXAS)

) SS

COUNTY OF HARRIS)

On this, the 24 day of May, 2021, before me, the undersigned Notary Public, personally appeared Lon Lopez, who acknowledged him/herself to be the Sr. REA Transaction Manager of CCATT LLC, a Delaware limited liability company, the Attorney-in-Fact for NCWPCS MPL 26 – YEAR SITES TOWER HOLDINGS LLC, a Delaware limited liability company, and that he/she, being authorized to do so, executed the foregoing Memorandum for the purposes therein contained.

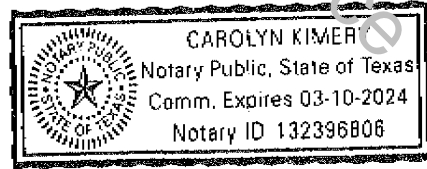
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Handwritten Signature]

Notary Public, State of Texas, County of Harris

My Commission Expires: 3/10/2024

[SEAL]



THIS INSTRUMENT WAS PREPARED BY:

DYKEMA GOSSETT PLLC
Giuliano D. Mancini, Esq.
400 Renaissance Center
Detroit, Michigan 48243

AFTER RECORDING, RETURN TO:

Crown Castle
Attn: Post-Closing Department
8020 Katy Freeway
Houston, TX 77024

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EXHIBIT "A"

LEGAL DESCRIPTION OF LEASED PREMISES

Land situated in the City of Chicago, Cook County, Illinois, more particularly described as follows:

LEASED PREMISES

TOWER LEASE

THAT PART OF LOT 20 IN BLOCK 2 IN J.S. HAIR'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT RAILROAD) IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 88°52'58" WEST ALONG THE SOUTH LINE OF SAID LOT 20, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST POTOMAC AVENUE, 18.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 33°24'09" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH CENTRAL PARK AVENUE, 35.41 FEET; THENCE NORTH 86°50'02" EAST, 37.04 FEET TO THE EAST LINE OF SAID LOT 20; THENCE SOUTH 1°46'36" EAST ALONG SAID EAST LINE, 31.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 855 SQUARE FEET (0.020 ACRES), MORE OR LESS.

EASEMENTS

ACCESS & UTILITY EASEMENT

THAT PART OF LOT 20 IN BLOCK 2 IN J.S. HAIR'S SUBDIVISION OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (EXCEPT RAILROAD) IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 88°52'58" WEST ALONG THE SOUTH LINE OF SAID LOT 20, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF WEST POTOMAC AVENUE, 18.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 33°24'09" WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, ALSO BEING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH CENTRAL PARK AVENUE, 35.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 33°24'09" WEST

A-1

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ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 13.89 FEET; THENCE NORTH 86°50'02" EAST, 26.99 FEET; THENCE SOUTH 3°09'58" EAST, 12.00 FEET; THENCE SOUTH 86°50'02" WEST, 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 282 SQUARE FEET (0.006 ACRES), MORE OR LESS.

Part of Tax Parcel Identification Number: 16-02-220-033; 16-02-220-034

Common Address: 3522 W Potomac Ave, Chicago, Illinois 60651

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EXHIBIT "B"

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY

Land situated in the City of Chicago, Cook County, Illinois, more particularly described as follows:

LOTS 20 TO 26, BOTH INCLUSIVE, IN BLOCK 2 IN J.S. HAIR'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST 1/4 (EXCEPT RAILROAD), IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Tax Parcel Identification Numbers: 16-02-220-021; 16-02-220-022; 16-02-220-023; 16-02-220-024; 16-02-220-033; 16-02-220-034

Common Address: 3542 W Potomac Ave, Chicago, Illinois 60651