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Doc#: 2128721709 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 02:11 PM Pg: 1 of 13

Prepared by:
American Tower Corporation
Attorney Leanne Wasilition
10 Presidential Way
Woburn, MA 01801
Attn: Land Management
American Tower Site Name: Lansing IL 6
American Tower Site Number: 603873

Prior Recording Reference: Instrument Number 86493324
Tax Parcel ID: 30-19-422-012, 30-19-422-015, 30-19-422-016

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

This Assignment and Assumption of Lease Agreement (this "**Agreement**") is made and entered into effective as of September 14, 2021, (the "**Effective Date**"), by and between SBC Tower Holdings LLC, a Delaware limited liability company, with a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (FA# 10005071) ("**Assignor**"), and American Tower Asset Sub II, LLC, a Delaware limited liability company with a mailing address of 10 Presidential Way, Woburn, MA 01801, Attn: Land Management ("**Assignee**").

Recitals

A. Pursuant to the terms of that certain Lease and Sublease, dated December 14, 2000, by and among SBC Tower Holdings LLC, for itself and as agent for the SBC Group, SBC Wireless, LLC, as Guarantor, Southern Towers, Inc., and SpectraSite Holdings, Inc., as Guarantor, as amended (the "**Purchase Agreement**"), Assignor is transferring certain of the Sites (as defined in the Purchase Agreement) to Assignee.

B. Assignor is the current lessee under that certain Site Lease, dated December 2, 1985 (as amended, the "**Ground Lease**"), by and between First National Bank of Cicero, as original landlord, and Assignor, as successor-in-interest to Rogers Radiocall Inc., as original tenant, relating to a parcel of real property in Cook County, Illinois, as more particularly described in **Exhibit A** and the Ground Lease.

C. In accordance with the terms of the Purchase Agreement, Assignor desires to assign

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its right, title and interest in and to the Ground Lease to Assignee, and Assignee desires to acquire and assume Assignor's rights and obligations under the Ground Lease.

NOW, THEREFORE, in consideration of the agreements contained herein and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties hereto agree as follows:

1. Assignment of Ground Lease. As of the Effective Date, Assignor does assign, transfer, and set over unto Assignee, with only the warranties expressly stated in the Purchase Agreement, all of the right, title and interest of Assignor in, to and under the Ground Lease, subject to the terms, covenants and conditions contained in or with respect to the Ground Lease and all terms and conditions of all related easements and ancillary agreements.

2. Assumption of Ground Lease. Effective as of the Effective Date, Assignee assumes and accepts the foregoing assignment on the terms and conditions set forth in this Agreement, and Assignee assumes and agrees to keep, observe and perform all of the terms, covenants, agreements, conditions and obligations of the Ground Lease on the part of Assignor to be kept, observed and performed which accrue as of the Effective Date (collectively, the "Assumed Liabilities"), with the same force and effect as if Assignee instead of Assignor (or its predecessor) had originally signed the Ground Lease.

3. Terms of Purchase Agreement Control. Nothing contained in this Agreement shall in any way supersede, modify, replace, amend, change, rescind, waive, exceed, expand, enlarge, or in any way affect the provisions of the Purchase Agreement, including the warranties, covenants, agreements, indemnification, conditions and representations contained in the Purchase Agreement and, in general, any of the rights and remedies, of Assignor or Assignee set forth in the Purchase Agreement.

4. Amendments. This Agreement may not be amended, modified or terminated except by an instrument in writing executed by the parties to this Agreement.

5. Headings. The headings of the various sections of this Agreement have been inserted only for the purpose of convenience and are not part of this Agreement and shall not be deemed in any manner to modify, expand, explain or restrict any of the provisions of this Agreement. Words of any gender used in this Agreement shall include any other gender and words in the singular shall include the plural, and vice versa, unless the context requires otherwise.

6. Successors and Assigns. This Agreement shall bind and inure to the benefit of Assignor, Assignee, and their respective successors and assigns.

7. Governing Law. The laws of the State of Illinois govern the validity, construction, enforcement and interpretation of this Agreement without reference to its conflict of laws principles.

8. Counterpart Signatures. This Agreement may be executed in any number of

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counterparts, any one of which shall constitute an original of this Agreement and all of which together shall constitute one and the same instrument. When counterparts have been executed by all parties, they shall have the same effect as if the signatures to each counterpart or copy were upon the same documents and copies of such documents shall be deemed valid as originals.

9. Drafting. This Agreement has been prepared by Assignee and its professional advisors and reviewed by Assignor and its professional advisors. Assignor, Assignee and their separate advisors believe this Agreement is the product of all of their efforts, that it expresses their agreement and that it should not be interpreted in favor of either Assignor or Assignee or against either Assignor or Assignee merely because of their efforts in preparing it.

[Signatures appear on the following pages.]

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

SBC Tower Holdings LLC, a Delaware limited liability company

By: NCWPCS MPL Holdings, LLC
Its: Managing Member

By: [Signature]
Name: Gram Meadors
Title: AVP Sourcing Operations

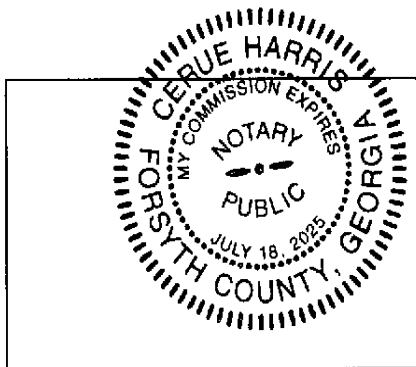
Witnesses:

[Signature]
Name: Lauren Elder

[Signature]
Name: Nellie Jabbari

STATE OF GEORGIA }
 } ss.
COUNTY OF FULTON }

On this 3 day of September, 2021, before me, the undersigned notary public, personally appeared Gram Meadors, the Assistant Vice President Sourcing Operations of NCWPCS MPL Holdings, LLC, the managing member of SBC Tower Holdings LLC, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



(Use this space for notary stamp/seal)

[Signature]
Notary Public


Print Name Cerue Harris

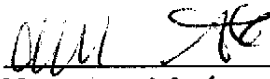
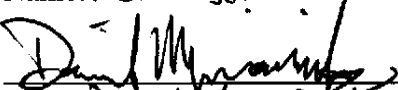
My commission expires 7/18/25

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

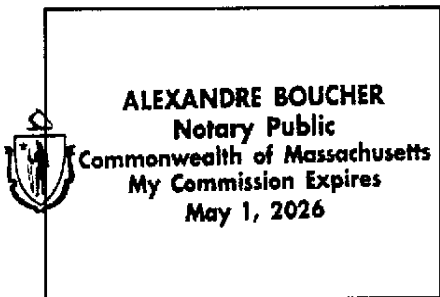
Witnesses:

By: 
Name: Daniel Broe
Title: Vice President, Legal

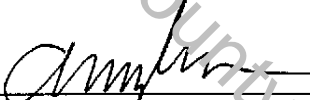

Name: Irene Sohn

Name: Daniel Maciariello

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF MIDDLESEX)

On this 7th day of September, 2021, before me, the undersigned notary public, personally appeared Daniel Broe, Vice President, Legal of American Tower Asset Sub II, LLC, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



(Use this space for notary stamp/seal)


Notary Public
Print Name: Alexandre Boucher
My commission expires May 01 2026

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EXHIBIT A

Parent Parcel:

THAT PART OF LOT EIGHT IN LEACHWOOD INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF A SUBDIVISION OF THE EAST 66.38 ACRES OF THE WEST FRACTION OF THE SOUTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP THIRTY-SIX NORTH, RANGE FIFTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT SIX IN SAID LEACHWOOD INDUSTRIAL PARK SUBDIVISION; THENCE EAST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT SIX A DISTANCE OF 243.03 FT. TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT SIX ON AN ASSUMED BEARING OF NORTH 0°-00'-00" EAST OF 50.00 FT.; THENCE NORTH 90°-00'-00" EAST 50.00 FT.; THENCE SOUTH 0°-00'-00" EAST 50.00 FT TO A POINT ON THE EASTERLY PROLONGATION OF SAID NORTH LINE OF LOT SIX; THENCE SOUTH 90°-00'-00" WEST ON SAID LINE 50.00 FT. TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 1: That part of Lot 8 in Leachwood Industrial Park being a Subdivision of part of a Subdivision of the East 66.38 acres of the West Fraction of the South East 1/4 of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois lying North of the Easterly prolongation of the North Line of Lot 6 in Aforesaid Subdivision in Cook County, Illinois, 30-19-422-005

PARCEL 2: The South 110 feet of Lot 2 in Leachwood Industrial Park being a Subdivision of part of a Subdivision of the East 66.38 acres of the West Fraction of the South East 1/4 of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois 30-19-422-013

PARCEL 3: The North 100 Feet of the South 110 feet of Lot 5 in Leachwood Industrial Park, a Subdivision of part of the subdivision of the East 66.38 acres of West part of the South East 1/4 of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois 30-19-422-012-0000

(Continued on next page.)

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EXHIBIT A – Continued

Leased Premises:

THAT PART OF LOT EIGHT IN LEACHWOOD INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF A SUBDIVISION OF THE EAST 66.38 ACRES OF THE WEST FRACTION OF THE SOUTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP THIRTY-SIX NORTH, RANGE FIFTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT SIX IN SAID LEACHWOOD INDUSTRIAL PARK SUBDIVISION; THENCE EAST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT SIX A DISTANCE OF 243.03 FT. TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING ALONG A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT SIX ON AN ASSUMED BEARING OF NORTH 00°00'00" EAST OF 50.00 FT.; THENCE NORTH 90°00'00" EAST 50.00 FT.; THENCE SOUTH 00°00'00" EAST 50.00 FT. TO A POINT ON THE EASTERLY PROLONGATION OF SAID NORTH LINE OF LOT SIX; THENCE SOUTH 90°00'00" WEST ON SAID LINE 50.00 FT. TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Access and Utilities Easements:

THAT PART OF LOTS FIVE AND EIGHT IN LEACHWOOD INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF A SUBDIVISION OF THE EAST 66.38 ACRES OF THE WEST FRACTION OF THE SOUTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP THIRTY-SIX NORTH, RANGE FIFTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT SIX IN SAID LEACHWOOD INDUSTRIAL PARK SUBDIVISION; THENCE EAST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT SIX A DISTANCE OF 243.03 FT.; THENCE NORTH 00°07'40" EAST 50.00 FT. TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°07'40" EAST A DISTANCE OF 5.37 FEET TO AN ANGLE POINT; THENCE NORTH 39°38'00" WEST A DISTANCE OF 71.07 FEET TO A POINT ON A LINE 110.00 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT FIVE IN SAID LEACHWOOD INDUSTRIAL PARK SUBDIVISION; THENCE NORTH 89°52'20" WEST ALONG SAID PARALLEL LINE 199.86 FT. TO AN ANGLE POINT; THENCE NORTH 89°16'58" WEST 42.72 FT. TO A POINT ON A LINE 125.00 FT. NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT FIVE; THENCE NORTH 89°52'20" WEST ALONG SAID PARALLEL LINE 60.00 FT. TO AN ANGLE POINT; THENCE SOUTH 89°34'18" WEST 42.72 FT. TO A POINT ON A LINE 110.00 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT FIVE; THENCE NORTH 89°52'20" WEST ALONG SAID LINE 152.72 FT. TO THE WEST LINE OF SAID LOT FIVE; THENCE NORTH 00°07'40" EAST ALONG SAID WEST LINE 15.00 FT. TO A POINT OF INTERSECTION WITH A LINE 125.00 FT. NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF LOT FIVE; THENCE SOUTH 89°52'20" EAST ALONG SAID PARALLEL LINE 150.00 FT. TO AN ANGLE POINT; THENCE NORTH 89°34'18" EAST 42.72 FT. TO A POINT ON A LINE 140.00 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT FIVE; THENCE SOUTH 89°52'20" EAST ALONG SAID PARALLEL LINE 65.44 FT. TO AN ANGLE POINT; THENCE SOUTH 89°18'58" EAST 42.72 FT. TO A POINT ON A LINE 125.00 FT. NORTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT FIVE IN SAID LEACHWOOD INDUSTRIAL PARK SUBDIVISION; THENCE SOUTH 89°52'20" EAST ALONG SAID PARALLEL LINE 204.17 FT.; THENCE SOUTH 39°38'00" EAST 83.52 FT.; THENCE SOUTH 00°07'40" WEST A DISTANCE OF 10.80 FT. TO A POINT OF INTERSECTION WITH A LINE 50.00 FT. NORTH OF AND PARALLEL WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT SIX; THENCE NORTH 89°52'20" WEST ALONG SAID 50.00 FT. NORTH PARALLEL LINE 15.00 FT. TO THE POINT OF BEGINNING; BEING PART OF SAID LOTS FIVE AND EIGHT OF BEACHWOOD INDUSTRIAL PARK SUBDIVISION, ALL IN COOK COUNTY, ILLINOIS.



Declaration ID: 20240691682096

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Status: Declaration Submitted

State/County Stamp: Not Issued

Document No.: Not Recorded

**PTAX-203****Illinois Real Estate
Transfer Declaration****Step 1: Identify the property and sale information.**

1 3120 170TH ST

Street address of property (or 911 address, if available)

LANSING

60438-1117

City or village

ZIP

Thornton

Township

2 Enter the total number of parcels to be transferred. 1

3 Enter the primary parcel identifying number and lot size or acreage

30-19-422-016-0000

2500

Sq. Feet

No

Primary PIN

Lot size or
acreage

Unit

Split
Parcel4 Date of instrument: 6/25/2021
Date5 Type of instrument (Mark with an "X."): Warrant; deedQuit claim deed Executor deed Trustee deedBeneficial interest X Other (specify): ASSIGNMENT OF
LEASE6 Yes X No Will the property be the buyer's principal residence?7 Yes X No Was the property advertised for sale?
(i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.

Current Intended

a Land/lot onlyb Residence (single-family, condominium, townhome, or duplex)c Mobile home residenced Apartment building (6 units or less) No. of units: 0e Apartment building (over 6 units) No. of units: 0f Officeg Retail establishmenth Commercial building (specify):i Industrial buildingj Farmk X X Other (specify): CELL TOWER

9 Identify any significant physical changes in the property since January 1 of the previous year and enter the date of the change. Date of significant change: _____

| | | |
|-------------------------|------------------------|------------------------|
| _____ Demolition/damage | _____ Additions | _____ Major remodeling |
| _____ New construction | _____ Other (specify): | |

10 Identify only the items that apply to this sale.

a Fulfillment of installment contract

year contract initiated : _____

b Sale between related individuals or corporate affiliatesc Transfer of less than 100 percent interestd Court-ordered salee Sale in lieu of foreclosuref Condemnationg Short saleh Bank REO (real estate owned)i Auction salej Seller/buyer is a relocation companyk Seller/buyer is a financial institution or government agencyl Buyer is a real estate investment trustm Buyer is a pension fundn Buyer is an adjacent property ownero Buyer is exercising an option to purchasep Trade of property (simultaneous)q Sale-leasebackr Other (specify):s Homestead exemptions on most recent tax bill:

| | | |
|-------------------------------------|-------|------|
| 1 General/Alternative | _____ | 0.00 |
| 2 Senior Citizens | _____ | 0.00 |
| 3 Senior Citizens Assessment Freeze | _____ | 0.00 |

Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial interest transfer, do not complete this step. Complete Form PTAX-203-B, Illinois Real Estate Transfer Declaration Supplemental Form B.

| | | |
|--|-----|------------|
| 11 Full actual consideration | 11 | 607,755.00 |
| 12a Amount of personal property included in the purchase | 12a | 0.00 |

MyDec

Declaration ID: 20240601682096

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Status: Declaration Submitted

State/County Stamp: Not Issued

Document No.: Not Recorded

| | | | | | |
|-----|---|-----|------------|---|----|
| 12b | Was the value of a mobile home included on Line 12a? | 12b | Yes | X | No |
| 13 | Subtract Line 12a from Line 11. This is the net consideration for real property | 13 | 607,755.00 | | |
| 14 | Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11 | 14 | 0.00 | | |
| 15 | Outstanding mortgage amount to which the transferred real property remains subject | 15 | 0.00 | | |
| 16 | If this transfer is exempt, identify the provision. | 16 | b | k | m |
| 17 | Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. | 17 | 607,755.00 | | |
| 18 | Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62) | 18 | 1,216.00 | | |
| 19 | Illinois tax stamps — multiply Line 18 by 0.50. | 19 | 608.00 | | |
| 20 | County tax stamps — multiply Line 18 by 0.25. | 20 | 304.00 | | |
| 21 | Add Lines 19 and 20. This is the total amount of transfer tax due | 21 | 912.00 | | |

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

PLEASE SEE ATTACHED

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed of assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

SBC TOWER HOLDINGS LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1025 LENOX PARK BLVD NE

Street address (after sale)

BROOKHAVEN

City

GA

State

30319-5309

ZIP

210-351-3925

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

AMERICAN TOWER ASSET SUB II, LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

10 PRESIDENTIAL WAY

Street address (after sale)

WOBURN

City

MA

State

01801-1053

ZIP

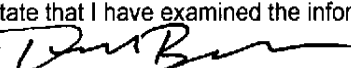
781-926-4500

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete. 

Mail tax bill to:

AMERICAN TOWER ASSET SUB II,

Name or company

10 PRESIDENTIAL WAY

Street address

WOBURN

City

MA

State

01801-1053

ZIP

USA

Country

Preparer Information

NICK VELTRI - AURO SOLUTIONS LLC

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

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Declaration ID: 20210601682896

MyDecStatus: Declaration Submitted
Document No.: Not Recorded

State/County Stamp: Not Issued

| | | | | | |
|-----|---|-----|------------|---|----|
| 12b | Was the value of a mobile home included on Line 12a? | 12b | Yes | X | No |
| 13 | Subtract Line 12a from Line 11. This is the net consideration for real property | 13 | 607,755.00 | | |
| 14 | Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11 | 14 | 0.00 | | |
| 15 | Outstanding mortgage amount to which the transferred real property remains subject | 15 | 0.00 | | |
| 16 | If this transfer is exempt, identify the provision. | 16 | b | k | m |
| 17 | Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax. | 17 | 607,755.00 | | |
| 18 | Divide Line 17 by 500. Round the result to the next highest whole number (e.g., 61.002 rounds to 62) | 18 | 1,216.00 | | |
| 19 | Illinois tax stamps — multiply Line 18 by 0.50. | 19 | 608.00 | | |
| 20 | County tax stamps — multiply Line 18 by 0.25. | 20 | 304.00 | | |
| 21 | Add Lines 19 and 20. This is the total amount of transfer tax due | 21 | 912.00 | | |

Step 3: Enter the legal description from the deed. Enter the legal description from the deed.

PLEASE SEE ATTACHED

Step 4: Complete the requested information.

The buyer and seller (or their agents) hereby verify that to the best of their knowledge and belief, the full actual consideration and facts stated in this declaration are true and correct. If this transaction involves any real estate located in Cook County, the buyer and seller (or their agents) hereby verify that to the best of their knowledge, the name of the buyer shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois. Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses. Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Seller Information

SBC TOWER HOLDINGS LLC

Seller's or trustee's name

Seller's trust number (if applicable - not an SSN or FEIN)

1025 LENOX PARK BLVD NE

Street address (after sale)

BROOKHAVEN

City

GA

State

30319-5309

ZIP

210-351-3925

Seller's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Buyer Information

AMERICAN TOWER ASSET SUB II, LLC

Buyer's or trustee's name

Buyer's trust number (if applicable - not an SSN or FEIN)

10 PRESIDENTIAL WAY

Street address (after sale)

WOBURN

City

MA

State

01801-1053

ZIP

781-926-4500

Buyer's daytime phone

Phone extension

USA

Country

Under penalties of perjury, I state that I have examined the information contained on this document, and, to the best of my knowledge, it is true, correct, and complete.

Mail tax bill to:

AMERICAN TOWER ASSET SUB II,

Name or company

10 PRESIDENTIAL WAY

Street address

WOBURN

City

MA

State

01801-1053

ZIP

USA

Country

Preparer Information

NICK VELTRI - AURO SOLUTIONS LLC

Preparer and company name

Preparer's file number (if applicable)

Escrow number (if applicable)

MyDec

Declaration No.: 20210601687096

Status: Declaration Submitted

Document No.: Not Recorded

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State/County Stamp: Not Issued

City Stamp:

COOK COUNTY**Real Estate Transfer Declaration****PROPERTY IDENTIFICATION:**

Address of Property 3120 170TH ST LANSING 60438-1117
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 30-19-422-016-0000 Township Thornton

Date of Deed 6/25/2021 Type of Deed Other ASSIGNMENT OF LEASE

TYPE OF PROPERTY:

- Single Family
 Condo, co-op
 4 or more units (residential)
 Mixed use (commer. & resid.)
- Commercial
 Industrial
 Vacant Land
 Other (select description)
Other

INTEREST TRANSFERRED:

- Fee title
 Beneficial interest in a land trust
 Lessee interest in a ground lease
- Controlling interest in real estate entity (ord. Sec. 2)
 Other (select description)
Other

ASSIGNMENT OF LEASE**LEGAL DESCRIPTION:**

Sec. 19 Twp. Thornton Range 15

PLEASE SEE ATTACHED

CELL TOWER**COMPUTATION OF TAX:**

| | |
|---|-------------------|
| Full actual consideration | <u>607,755.00</u> |
| Less amount of personal property included in purchase | <u>0.00</u> |
| Net consideration for real estate | <u>607,755.00</u> |
| Less amount of mortgage to which property remains subject | <u>0.00</u> |
| Net taxable consideration | <u>607,755.00</u> |
| Amount of tax stamps (\$.25 per \$500 or part thereof) | <u>304.00</u> |

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

SBC TOWER HOLDINGS LLC 1025 LENOX PARK BLVD NE BROOKHAVEN 30319-5309
 Name and Address of Seller Street or Rural Route City ZIP Code

AMERICAN TOWER ASSET SUB II, LLC 10 PRESIDENTIAL WAY WOBURN 01801-1053
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

AMERICAN TOWER ASSET SUB II, LLC 10 PRESIDENTIAL WAY WOBURN MA 01801-1053
 Name or company Street address City State ZIP Code

MyDec

Declaration No.: 20210001631096

Status: Declaration Submitted

Document No.: Not Recorded

UNOFFICIAL COPY

State/County Stamp: Not Issued

City Stamp:

Exempt Transfers**(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

 Transfer is not exempt. A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985; B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;

FEIN of entity holding IRS Tax Exempt Status _____

Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.

 C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation; D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered; E. Transfers in which the transfer price is less than \$100.00; F. Transfers in which the deed is a tax deed; G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations; H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess; I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets; J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock; K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;

Provide bankruptcy court docket number: _____

 L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.