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\*2208934006\*

Doc# 2208934006 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2022 10:17 AM PG: 1 OF 7

**Prepared by**

American Tower  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management/Danielle Fiorentino, Esq.  
ATC Site No: 303885/202801  
ATC Site Name: LaGrange IL 6/LaGrange IL 6 G  
Assessor's Parcel No(s): 18-04-200-042-0000, 18-04-200-045-0000 and 18-04-200-045-0000

**Prior Recorded Reference:**

Book \_\_\_\_\_, Page \_\_\_\_\_  
Document No: \_\_\_\_\_  
State of Illinois  
County of Cook

**Send Tax Bill to:**

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

Return to:  
Tower Title & Closing  
18 Imperial Place  
Providence, RI 02903

Site address:  
227 E Shawmut Ave  
La Grange Park, IL 60526

STATE OF ILLINOIS

COUNTY OF COOK

**GENERAL WARRANTY DEED**

THIS DEED is made on this 15<sup>th</sup> day of December, 2021, by and between American Towers LLC, a Delaware limited liability company (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 hereby intends to convey to Grantee and Grantee intends to receive from Grantor, all of Grantor's right, title and interest in the Property (as defined below); and

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 Occupancy Agreement (as defined below), including Grantor's right to collect any rent or other consideration thereunder, and Grantee desires to assume such right, title, and interest under the Occupancy Agreement.

NOW THEREFORE, the parties agree as follows:

Site No: 303885/202801  
Site Name: LaGrange IL 6/LaGrange IL 6 G

Handwritten notations and signatures on the right side of the page, including a vertical list of letters (S, P, S, E, S, E) and a signature at the bottom.

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**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 Grantor 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 any 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, with full power and authority to execute and deliver this Deed without joinder, further action or consent by any party, Grantor does by these presents hereby grant, bargain, convey, sell, assign, transfer, sever and deliver unto the said Grantee, its successors, transferees and assigns forever, and Grantee does, by its acceptance hereof, assume and accept all of the rights, obligations, title and interest of said Grantor under, in and to any and all purchase and sale agreements, net profit agreements, letter agreements, leases, easements, subleases, license agreements, and indemnity agreements, as applicable, on and/or affecting the Property, together with all rights of ingress/egress, utilities placements or other rights related thereto or described therein (as any of the same may have been amended from time to time, collectively, the "**Occupancy Agreement**"), with full rights of substitution and subrogation with respect to said Occupancy Agreement.

[SIGNATURE ACKNOWLEDGEMENTS TO FOLLOW]

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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**

American Towers LLC,  
a Delaware limited liability company

Signature: *Carol Maxime*  
Print Name: Carol Maxime  
Title: \_\_\_\_\_  
Date: Senior Counsel, US Tower  
12/15/2021

Signature: \_\_\_\_\_  
Print Name: *Ana Nguyen*  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

### WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

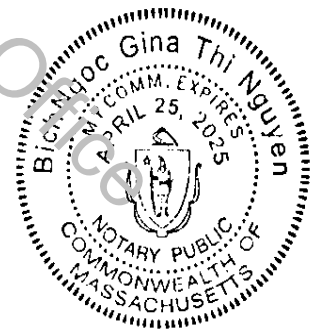
County of Middlesex

On this 15<sup>th</sup> day of December, 2021, before me, *Bich Ngoc Gina Thi Nguyen* the undersigned Notary Public, personally appeared *Carol Maxime, Senior Counsel*, 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.

*Bich Ngoc Gina Thi Nguyen*  
Notary Public  
Print Name: \_\_\_\_\_  
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 Occupancy Agreement, 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: *Carol Maxime*  
Print Name: Carol Maxime  
Title: Senior Counsel, US Tower  
Date: 12/15/2021

Signature: \_\_\_\_\_  
Print Name: *Ann Nguyen*  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_

### WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

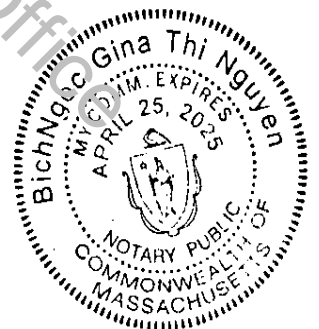
County of Middlesex

On this 15<sup>th</sup> day of December, 2021, before me, *BichNgoc Gina Thi Nguyen* undersigned, Notary Public, personally appeared *Carol Maxime, Senior Counsel*, 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.

*BichNgoc Gina Thi Nguyen*  
Notary Public  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

[SEAL]



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## EXHIBIT A

### PROPERTY

Lots 28 and 29 in Block Two in Shawmut Avenue Addition to LaGrange, a Subdivision of Part of the North 1/2 of Section 4, Township 30 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID 18-04-200-046, 18-04-200-042, 18-04-200-045

This being the same property conveyed to Tower Services, Inc from Harris Bank Naperville in a deed, dated June 3, 1985 and recorded January 8, 1997 as Instrument 97017360.

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 3 | 9 | 2022

SIGNATURE: \_\_\_\_\_  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Chris Forte

On this date of: 3 | 9 | 2022

NOTARY SIGNATURE: Justin Moynihan

### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 3 | 9 | 2022

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

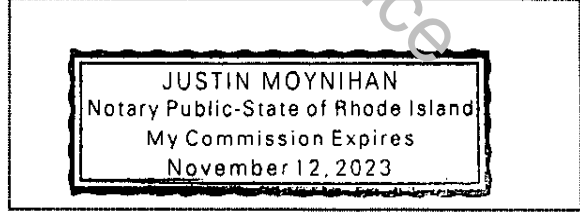
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Chris Forte

On this date of: 3 | 9 | 2022

NOTARY SIGNATURE: Justin Moynihan

### AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

30-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-04-200-046-0000 | 20220301646275 | 0-191-446-416