

# UNOFFICIAL COPY



\*22096220170\*

Doc# 2209622017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 10:49 AM PG: 1 OF 5

**DRAFTED BY:**

Attorney Amber Ahearn  
American Tower Corporation  
10 Presidential Way  
Woburn, MA 01801  
Attn: Land Management  
ATC Site #: 303858  
Site Name: Loop  
TAX PARCEL ID NUMBER: 16-13-416-017-0000

**Source of title:**

**Document No. 050113115 recorded on January 31, 2005**

**SEND TAX BILL TO:**

American Tower  
Attention: Property Tax  
PO Box 723597  
Atlanta, GA 31139

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

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(Recorder's Use Above this Line)

STATE OF ILLINOIS

COUNTY OF COOK

**QUITCLAIM DEED**

THIS DEED, made as of June 30, 2020, from 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# 10036461), (hereinafter referred to as "GRANTOR"), to AMERICAN TOWER ASSET SUB II, LLC, a Delaware limited liability company, with a mailing address of American Towers LLC, 10 Presidential Way, Woburn, MA 01801, Attn: Land Management and its

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successors and assigns (hereinafter referred to as "GRANTEE").


**WITNESSETH:**

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and forever quitclaim unto the said GRANTEE, all that tract or parcel of land in the County of Cook, State of Illinois and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Land").

TO HAVE AND TO HOLD, the said Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE forever in Fee Simple.



AND THE SAID GRANTOR will warrant and forever defend that, as of the date hereof, (i) neither GRANTOR, nor any affiliated person or entity of GRANTOR (each an "Affiliate"), has transferred title to the Land and (ii) the Land is free of any interest or claim by any person or entity (whether such interest or claim is based on common law, statute or contract) created by or through GRANTOR or any Affiliate, excluding, however, any encumbrances of record as of the date hereof.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX	06-Apr-2022
 CHICAGO:	2,730.00
CTA:	1,092.00
<b>TOTAL:</b>	<b>3,822.00 *</b>

16-13-418-017-0000 | 20220101600056 | 1-417-929-616

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	06-Apr-2022
 COUNTY:	182.00
 ILLINOIS:	364.00
<b>TOTAL:</b>	<b>546.00</b>

16-13-418-017-0000 | 20220101600056 | 1-860-920-208

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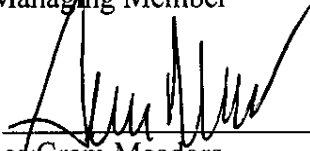
IN WITNESS WHEREOF, the GRANTOR has signed and sealed this Quitclaim Deed as of the date first above written.

WITNESSES:

GRANTOR:

SBC TOWER HOLDINGS LLC  
By: NCWPCS MPL Holdings, LLC  
Its: Managing Member

  
Print Name: Nellie Jobson

By:   
Name: Gram Meadors  
Title: AVP Sourcing Operations


  
Print Name: Larwan Blair

STATE OF GEORGIA

COUNTY OF FULTON

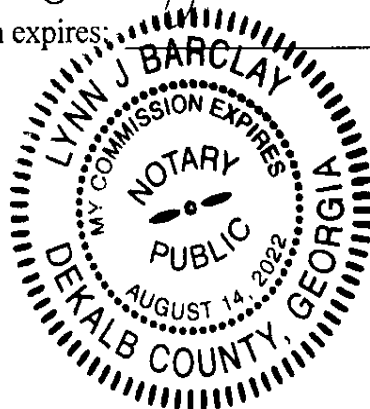
On this 24 day of June, 2020, before me, the undersigned notary public, personally appeared Gram Meadors, the Assistant Vice President Sourcing Operations of NCWPCS MPL HOLDINGS, LLC, the managing member of SBC TOWER HOLDINGS LLC, proved to me through satisfactory evidence of identification, which was 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.

WITNESS my hand and official seal, this 24 day of June, 2020.

Signature 

My commission expires: \_\_\_\_\_

NOTARY SEAL



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## Exhibit A

“Land”

The West 254.5 feet of that part of Block 2 in the Resubdivision of Starr's Subdivision in the East 1/2 of the South West 1/4 of the South East 1/4 of Section 13, Township 39 North, Range 13 East of the Third Principal Meridian, lying North of the North Line of the Right of Way of the Baltimore and Ohio Chicago Terminal Railroad Company in Cook County, Illinois.

Tax Parcel No. 16-13-418-017

This being the same property conveyed to SBC Tower Holdings LLC, a Delaware limited liability company from Southwestern Bell Mobile Systems, LLC, a Delaware limited liability company, as successor-in-interest to Southwestern Bell Mobile Systems, Inc., a Delaware corporation, in a deed dated December 14, 2004 and recorded January 31, 2005, in Instrument No. 0503113115, in Cook County, Illinois.

Property Address: 2635 W. Taylor St, Chicago, IL 60612

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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: 4 | 1 | 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:

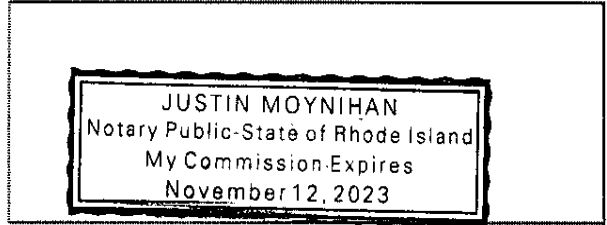
Justin Moynihan

By the said (Name of Grantor): Chris Foote

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 1 | 2022

NOTARY SIGNATURE: Justin Moynihan



### 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: 4 | 1 | 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:

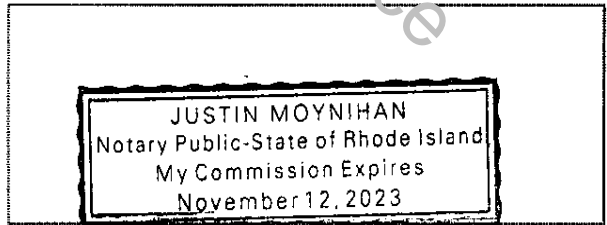
Justin Moynihan

By the said (Name of Grantee): Chris Foote

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 1 | 2022

NOTARY SIGNATURE: Justin Moynihan



### 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)**)