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2212513011D

Doc# 2212513011 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/05/2022 10:50 AM PG: 1 OF 8

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

Prepared by and Return to:

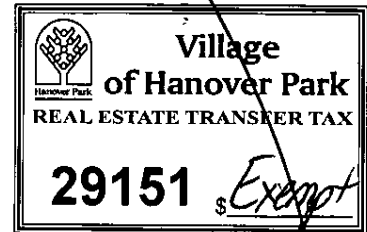
American Tower
10 Presidential Way
Woburn, MA 01801
Attn: Land Management/Danielle Fiorentino, Esq.
ATC Site No: 304016/203417
ATC Site Name: Hanover Park North/Hanover Park North G
Assessor's Parcel No(s): 06-25-411-042-0000, 06-25-411-043-0000

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



STATE OF ILLINOIS
COUNTY OF COOK

Property address:
7460 Jensen Blvd
Streamwood IL 60133

GENERAL WARRANTY DEED

THIS DEED is made on this 29th day of November, 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:

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SC
A
M

Site No: 304016/203417

Site Name: Hanover Park North/Hanover Park North G

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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, set over 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
11/29/2021

Signature: _____
Print Name: *Gina Nguyen*
Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

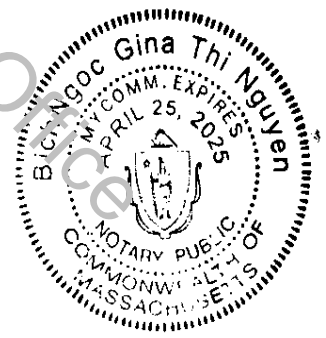
County of Middlesex

On this 29th day of November, 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: _____
Date: Senior Counsel, US Tower
11/29/2021

Signature: _____
Print Name: *Gina Nguyen*
Signature: _____
Print Name: _____

WITNESS AND ACKNOWLEDGEMENT

Commonwealth of Massachusetts

County of Middlesex

On this 29th day of November, 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]



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EXHIBIT A

PROPERTY

The N 40 feet of Lot B-28 and the South 30 feet of Lot B-27 of the Subdivision of Lot B of Hanover Gardens, being a subdivision of part of the Southeast 1/4 of Section 25, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID #06-25-411-042-0000 and Parcel ID #06-25-411-043-0000

This being the same property conveyed to Tower Services Inc., from Harris Bank of Naperville, as Trustee of Trust No. 4792, in a Trustee's Deed dated December 10, 1996 and recorded January 8, 1997 as Instrument No. 97-017360.

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: 03 | 24 | 2022

SIGNATURE: *Richard...*
GRANTOR or AGENT

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

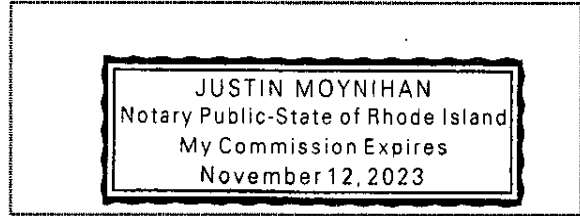
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): American Towers LLC

On this date of: 03 | 24 | 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: 03 | 24 | 2022

SIGNATURE: *Richard...*
GRANTEE or AGENT

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

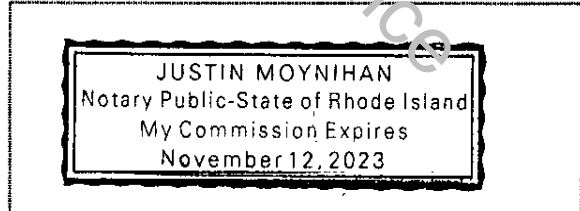
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): American Tower Asset Sub II, LLC

On this date of: 03 | 24 | 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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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. Sec. 74-106(5)
Date 4/14/22 Sign. [Signature]
Chris Forte - Affiant

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REAL ESTATE TRANSFER TAX

05-May-2022



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

06-25-411-042-0000

20220201631605

0-280-328-080

Property of Cook County Clerk's Office