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Doc# 2213822013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2022 10:00 AM PG: 1 OF 5

DRAFTED BY:

Attorney Patricia Nowak
American Tower Corporation
10 Presidential Way
Woburn, MA 01801
Attn: Land Management
American Tower Site Name: Halsted IL
American Tower Site Number: 303657
TAX PARCEL ID NUMBER: 20-17-231-009-0000

Source of title: Document No. 1222822099, recorded on August 15, 2012

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

(Recorder's Use Above this Line)

STATE OF ILLINOIS

COUNTY OF COOK

PROPERTY ADDRESS:
801 W 58th ST.
CHICAGO, IL 60621

QUITCLAIM DEED

THIS QUITCLAIM DEED, made as of April 29, 2022, 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# 10007784) (hereinafter referred to as "GRANTOR"), to 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 and its successors and

REAL ESTATE TRANSFER TAX 18-May-2022



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX 18-May-2022



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

20-17-231-009-0000 | 20220301654767 | 1-316-495-248

20-17-231-009-0000 | 20220301654767 | 0-086-908-816

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

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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]

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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:

Diane Beavers
Print Name: Diane Beavers

Denise Mason
Print Name: Denise Mason

**SBC Tower Holdings LLC, A Delaware
Limited Liability Company**

By: [Signature]
Its: Managing Member

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

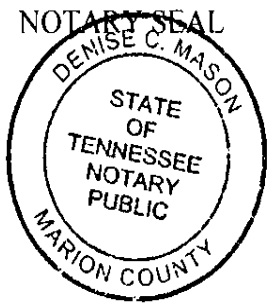
STATE OF ~~GEORGIA~~ TN } ss.
COUNTY OF ~~EULTON~~ MARION

On this 29th day of April, 2027, 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 29th day of April, 2027.

Signature [Signature]

My commission expires: 3-18-26



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Exhibit A

"Land"

All of Lots 1, 2, 3, and 4 except the West forty-seven feet (47;) of said Lots, in Block Eight (8) in J. Walker's Subdivision of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Thirty-Eight (38) North, Range Fourteen (14), East of the Third Principal Meridian, (3rd P.M.), in the County of Cook, State of Illinois.

Parcel ID No. 2017-231-009

This being the same property conveyed to SBC Tower Holdings LLC, a Delaware limited liability company in a deed from American Tower Asset Sub II, LLC, a Delaware limited liability company, dated February 24, 2012 and recorded August 15, 2012 as Instrument No. 1222822099.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. 21-45

Date _____

Sign. 

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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: 5 | 13 | 20 22

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:

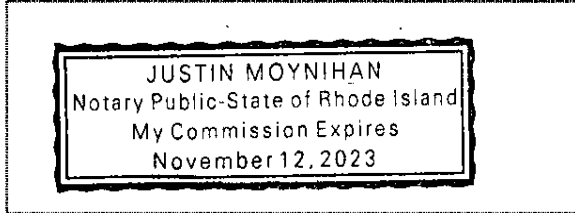
By the said (Name of Grantor): ^{Agent} Cris Font

On this date of: 5 | 13 | 20 22

NOTARY SIGNATURE: Justin Moynihan

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: 5 | 13 | 20 22

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:

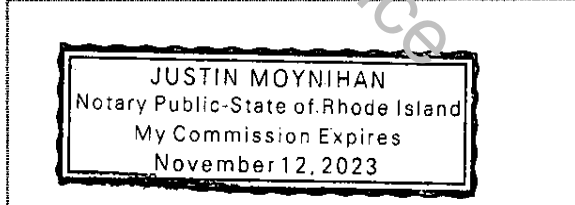
By the said (Name of Grantee): ^{Agent} Cris Font

On this date of: 5 | 13 | 20 22

NOTARY SIGNATURE: Justin Moynihan

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)**)