

# UNOFFICIAL COPY



THIS DOCUMENT PREPARED BY:

CLEAR CHANNEL OUTDOOR, LLC  
Attn: Legal Department  
2325 East Camelback Road, Suite 250  
Phoenix, Arizona 85016

Doc# 2226925014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/26/2022 11:12 AM PG: 1 OF 5

WHEN RECORDED MAIL TO:

CLEAR CHANNEL OUTDOOR, LLC  
Attn: Legal Department  
2325 East Camelback Road, Suite 250  
Phoenix, Arizona 85016

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## ASSIGNMENT AND ASSUMPTION OF LEASES

KNOW ALL MEN BY THESE PRESENTS, that Paramount Media Group, Inc., an Illinois corporation (“**Assignor**”), pursuant to the terms of that certain Asset Purchase Agreement dated July 18, 2022 (the “**Agreement**”), and on behalf of itself for and in consideration of the sum of \$10.00 and other good and valuable consideration to it in hand paid by CLEAR CHANNEL OUTDOOR, LLC, a Delaware limited liability company (“**Assignee**”), the receipt of which is hereby acknowledged, assigns, transfers, and conveys to Assignee, all of Assignor’s right, title and interest in and to the lease described on Exhibit A hereto (the “**Lease**”).

ASSIGNOR REPRESENTS AND WARRANTS that it owns free and clear of all liens and encumbrances the interest set forth in the Lease and, unless otherwise provided in Section 4.6 of the Agreement, that such Lease is freely assignable without the consent of any other party.

TO HAVE AND TO HOLD the same unto Assignee, its successors, and assigns, with respect to the Lease for and during the remainder of its terms, subject to the performance and observance of any other covenants, conditions and stipulations set forth in the Lease. By its acceptance of this assignment, Assignee assumes all of the obligations of Assignor provided for under the Lease arising subsequent to this assignment. Assignor has made certain representations and warranties with respect to the Lease as set forth in the Agreement, which representations and warranties are incorporated by this reference. This assignment is not intended to modify, enlarge or restrict the rights and obligations of the parties to the Agreement, and to the extent that any provisions of this assignment are inconsistent with the Agreement, the provisions of the Agreement shall control.

[SIGNATURE PAGES TO FOLLOW]

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**ACCEPTED AND AGREED:**

CLEAR CHANNEL OUTDOOR, LLC, a  
Delaware limited liability company

By: [Signature]  
Name: Lynn Feldman  
Title: Executive Vice President,  
General Counsel & Corporate Secretary

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA    )

The foregoing instrument was acknowledged before me on 02/21, 2022, by Lynn Feldman, Executive Vice President, General Counsel & Corporate Secretary, of Clear Channel Outdoor, LLC, a Delaware limited liability company.

[Signature]  
Notary Public

EDITH C. ROJAS  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01RO6200821  
Qualified in New York County  
My Commission Expires 02-09-2025

My-commission expires:  
02/09/2025

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEASE



Land Lease Agreement between Commonwealth Edison and Paramount Media Group dated July 21, 2021. (ES I-294 @ 1000 NO 95<sup>th</sup> Street, Bridgeview, FS and FN).

Legal Description of Property Subject to Lease:

**PARCEL A:**

THAT PART LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE ILLINOIS TOLL HIGHWAY OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH LINE OF SAID SOUTHEAST 1/4 AT A POINT WHICH IS 230 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 1250.13 FEET TO AN ANGLE POINT; THENCE NORTHEASTERLY ON AN ANGLE OF 5 DEGREES 44 MINUTE TO THE RIGHT WITH A PROLONGATION OF THE SAID PARALLEL LINE 42.8 FEET TO THE WESTERLY LINE OF PROPERTY CONVEYED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY BY WARRANTY DEED DATED AUGUST 10, 1929, FROM ROBERT WILDE AND WIFE AND RECORDED AUGUST 21, 1929, AS DOCUMENT NUMBER 10460113; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE WEST, HAVING A RADIUS OF 2018.44 FEET A DISTANCE OF 649.17 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 AT A POINT WHICH IS 806.86 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4; ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 429.52 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL: THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; THENCE NORTH 00 DEGREES 03 MINUTES 13 SECONDS WEST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1, A DISTANCE OF 296.07 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH ALONG THE PREVIOUSLY DESCRIBED COURSE, 472.04 FEET TO A POINT ON A CURVE WHICH IS 30.00 FEET SOUTHWESTERLY (AS MEASURED ALONG A RADIAL LINE) AND PARALLEL WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY AS DESCRIBED BY WARRANTY DEED DATED AUGUST 21, 1929 AS DOCUMENT 10460113; THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE HAVING A RADIUS OF 2048.44 FEET, CONVEX TO THE NORTHEAST, AN ARC DISTANCE OF 386.52 FEET; THENCE SOUTH 67 DEGREES 37 MINUTES 42 SECONDS WEST, 74.41 FEET; THENCE SOUTH 22 DEGREES 22 MINUTES 18 SECONDS EAST, 500.00 FEET, ALONG A LINE 20.00 FEET NORTHEASTERLY (AS MEASURED PERPENDICULARLY) AND PARALLEL WITH THE NORTHEASTERLY LINE OF THE PROPERTY CONVEYED TO THE TOLL ROAD COMMISSION; THENCE SOUTH 79 DEGREES 51 MINUTES 50 SECONDS EAST, 82.41 FEET; THENCE SOUTH 10 DEGREES 08 MINUTES 10 SECONDS WEST, 80.00 FEET; THENCE SOUTH 67 DEGREES 37 MINUTES 42 SECONDS WEST, 26.50 FEET; THENCE SOUTH 22 DEGREES 22 MINUTES 18 SECONDS EAST, 159.48 FEET, ALONG A LINE 20.00 FEET

23-01-409-022-0000		20220901634470   0-521-451-088	
225.00	TOTAL:		
150.00	ILLINOIS:		
75.00	COUNTY:		
23-Sep-2022		REAL ESTATE TRANSFER TAX	

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NORTHEASTERLY (AS MEASURED PERPENDICULARLY) AND PARALLEL WITH THE PROPERTY CONVEYED TO THE TOLL ROAD COMMISSION; THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS EAST, 52.06 FEET TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, ILLINOIS.

## PARCEL B:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE FOLLOWING DESCRIBED LINE, COMMENCING IN THE SOUTH LINE OF SAID SOUTHEAST 1/4 AT A POINT WHICH IS 230 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 1250.13 FEET TO AN ANGLE POINT, THENCE NORTH EASTERLY ON AN ANGLE OF 5 DEGREES 44 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE SAID PARALLEL LINE 42.8 FEET TO THE WESTERLY LINE OF PROPERTY CONVEYED TO THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD COMPANY DEED DATED AUGUST 10, 1929 FROM ROBERT WILDE AND WIFE AND RECORDED AUGUST 21, 1929 AS DOCUMENT 10460113, THENCE NORTH WESTERLY ALONG A CURVED LINE CONVEX TO THE WEST HAVING A RADIUS OF 2018.44 FEET A DISTANCE OF 41.78 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 1; (EXCEPTING THEREFROM THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION BY QUIT CLAIM DEED DATED JANUARY 20, 1959 FROM COMMONWEALTH EDISON COMPANY, AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON FEBRUARY 9, 1858 AS DOCUMENT NO. 17451760) AND EXCEPTING THAT PART LYING WEST OF THE ABOVE LAND CONVEYED TO SAID COMMISSION, IN COOK COUNTY, ILLINOIS.

AND EXCEPT THAT PART CONVEYED BY COMMONWEALTH EDISON COMPANY TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DEED RECORDED NOVEMBER 12, 1996 AS DOCUMENT 96860168 DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 88 DEGREES 07 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID WEST 1/2 162.72 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 07 MINUTES 01 SECONDS EAST 12.80 FEET; THENCE SOUTH 24 DEGREES 15 MINUTES 08 SECONDS EAST 33.96 FEET; THENCE SOUTH 17 DEGREES 27 MINUTES 57 SECONDS EAST 100.15 FEET TO SAID EXISTING TOLL HIGHWAY RIGHT OF WAY LINE; THENCE NORTH 24 DEGREES 15 MINUTES 08 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 138.28

FEET TO THE POINT OF BEGINNING.

## PARCEL C:

THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE BALTIMORE AND OHIO CHICAGO TERMINAL RAILROAD, SAID RIGHT OF WAY LINE BEING A CURVED LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF CURVE WHICH IS 106.09 FEET SOUTH OF THE CENTER OF SAID SECTION AND 17 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4 (MEASURED AT RIGHT ANGLES TO SAID WEST LINE) AND TANGENT TO A LINE 17 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 2,834.29 FEET, A DISTANCE OF 717.08 FEET TO A POINT OF COMPOUND CURVE, SAID POINT BEING 53.50 FEET NORTHEASTERLY BY RADIAL MEASUREMENT FROM THE CENTER LINE OF THE ORIGINAL EASTERLY MAIN TRACK REFERRED TO IN WARRANTY DEED DATED AUGUST 13, 1889, FROM J.C. EGNER AND WIFE, RECORDED AUGUST 14, 1889, IN BOOK 2704, PAGE 148, AS DOCUMENT 1142047, IN COOK COUNTY, ILLINOIS, THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 1,856.50 FEET, SAID ARC BEING 53.50 FEET NORTHEASTERLY FROM AND CONCENTRIC WITH THE CENTER LINE OF SAID EASTERLY MAIN TRACK REFERRED TO IN SAID WARRANTY DEED FROM J.C. EGNER AND WIFE, A DISTANCE OF 1,082.00 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, WHICH IS 398.70 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, ALL IN COOK COUNTY, ILLINOIS.

7561 W. 93<sup>rd</sup> St., Bridgeview, IL 60455  
PIN 23-01-409-022-0000