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Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 12:37 PM Pg: 1 of 7

Prepared by and Return to:
Attorney Emily Lacy, Land Management
c/o American Tower
10 Presidential Way
Woburn, MA 01801
Tax Parcel ID No: 01-34-300-000-0000

RESOLUTION AND CONSENT AFFIDAVIT

PA & J Properties, LLC, an Illinois limited liability company

Be it known that, under the pains and penalties of perjury, the undersigned Members, Partners, Directors, Shareholders, Officers or Trustees (collectively "**Affiants**") of the above referenced entity (the "**Seller**"), hereby declare and resolve the following:

1. Seller's predecessor in interest leased or subleased a portion of land to **American Tower Asset Sub, LLC**, a Delaware limited liability company, or its predecessor in interest, (hereinafter "**Buyer**") under a Standard Lease Agreement originally dated April 27, 1994 (as the same may have been amended, the "**Lease**").
2. Seller and Buyer desire to enter into an Option Agreement to Purchase Communications Easement, and an Easement and Assignment Agreement (collectively, the "**Easement**") which will grant Buyer a perpetual easement in, over, under, across and through land owned by the Seller and Buyer will provide a one-time, lump-sum payment to Seller as more fully set forth in the Easement.
3. Seller is a legal entity and in full compliance with all applicable laws required by the state in which Seller is located and originally created, or if not in compliance, the Affiants listed hereunder are all the only legal and equitable interest owners of Seller and are the only Members, Partners, Directors, Shareholders or Trustees of Seller.
4. The Affiants hereby consent to the Easement and all provisions therein and declare that Seller is hereby authorized to enter into the Easement with Buyer.
5. The Affiants also declare that they have full legal authority to bind Seller under the laws of the State or Commonwealth upon which Seller's property is located and Affiants have the full authority to execute any and all agreements on behalf of Seller and to nominate individuals to act on Seller's behalf.
6. The Affiants hereby nominate the below listed individual (the "**Nominee**") as attorney-in-fact to execute the Easement on behalf of Affiants and Seller, as well as any other documents necessary to complete the Easement transaction and comply with the provisions therein. The Nominee shall have full power and authority to act on

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behalf of Affiants and on behalf of Seller for the sole purpose of completing the Easement transaction. In addition, the Nominee shall have full authority to direct the manner in which all payments will be made by Buyer to Seller pursuant to the Easement, including identifying which bank accounts to transfer funds to in the event a wire payment is made by Buyer.

| | | |
|-----------------|--------------|---|
| NOMINEE: | (Print Name) | Patty Nuccio |
| | (Address) | 737 S MICHIGAN CT. PALATINE, IL 60067. |

7. This document shall become effective as of the date of the last notarized signature of Affiants listed below.
8. Buyer and any third party may rely on a faxed, scanned or otherwise electronically reproduced fully-executed copy of this document as if it were an original.
9. This document can only be amended by addendum or other instrument that is fully executed and notarized by all Affiants listed hereunder.

[SIGNATURE AND NOTARY PAGES NEXT]

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EXECUTED UNDER THE PAINS AND PENALTIES OF PERJURY ON THE DATE WRITTEN BELOW:

AFFIANT NO. 1

Signature: *Peter Vergados*
 Print Name: Peter Vergados, as Trustee of Panagioti
 (Peter) V. Vergados Declaration of Trust dated March
 29, 2001
 Date: 11/14/2022
 Title: Member

2 WITNESSES

Signature: *Jane Klemper*
 Print Name: Jane Klemper
 Signature: *Robert Klemper*
 Print Name: ROBERT KLEMPERT

Percentage Ownership or Voting Interest: 100%

WITNESS AND ACKNOWLEDGEMENT

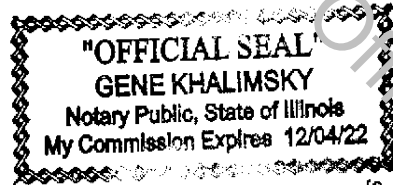
State/Commonwealth of IL

County of Cook

On this 14 day of November, 2022 before me, the undersigned Notary Public, personally
 appeared Peter Vergados, who 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.

Gene M. Khalimsky
 Notary Public
 Print Name: GENE M. KHALIMSKY
 My commission expires: 12/04/2022



{Seal}

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Exhibit "A" The Premises

This Exhibit A may be replaced by descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Premises

The following described real estate situated in the County of Cook, State of Illinois, to wit:

Parcel One:

That part of the South West quarter of Section 34, Township 42 North, Range 9 East of the Third Principal Meridian described as follows: commencing at a point in the West line of said Section 34, 1761 feet North of the South West corner of said Section; thence North on said Section line 444.8 feet; thence East 416 feet; thence South 502.4 feet to the center line of the public highway known as Higgins Road; thence North Westerly along the center line of said road 444.8 to the place of beginning, excepting from said premises that part conveyed to the State of Illinois for highway by deed recorded as Document 12080573; also excepting from said premises that part thereof described as follows: Beginning at the intersection of the East line of the West 416 feet of the West half of the South West quarter of said Section 34 with the Northerly line of the right of way of Higgins Road as conveyed to the State of Illinois by deed recorded as Document 12080573; thence Westerly on the Northerly line of said Right of Way 264.90 feet; thence Northerly on a line drawn at right angles to the Northerly line of said right of way 190.17 feet; thence Easterly parallel with the Northerly line of said right of way 193.23 feet more or less to the East line of said West 416 feet; thence South on East line of said West 416 feet 203.22 feet more or less to the place of beginning; also excepting from said premises that part of said premises described as follows: Beginning at a point in the Northerly line of the right of way of Higgins Road as conveyed to the State of Illinois by deed recorded as Document 12080573, 264.90 Westerly (as measured along said Northerly right of way line) as its intersection with the East line of the West 416 feet of said West half of the South West quarter; thence Northerly on a line drawn at right angles to said Northerly line of right of way 239.08 feet; thence Westerly on a line forming an angle of 72 degrees 40 minutes from South to West with the last described line 252.833 feet to a point in the West line of said West half of the South West quarter 175 feet North of its intersection with the Northerly line of Higgins Road; thence South on the West line of said West half of the South West quarter of the Northerly line of the right of way of Higgins Road; thence Easterly on the Northerly line of said right of way 179.63 feet more or less to the place of beginning, all in Cook County, Illinois.

Parcel Two:

That part of the West four hundred sixteen (416) feet (except the North four hundred twenty eight and nine tenths (428.9) feet thereof) of the West half of the South West quarter of Section thirty four (34), Township forty two (42) North, Range Nine (9), East of the Third Principal Meridian, described as follows: Beginning at the intersection of the East line of the West four hundred sixteen (416) feet of the West half of the South West quarter of said Section thirty four (34) with the Northerly line of the right of way of Higgins Road as conveyed to the State of Illinois by deed recorded as Document 12080573; thence Westerly on the Northerly line of said right of way two hundred sixty four and ninety one hundredths (264.90) feet; thence Northerly on a line drawn at right angles to the Northerly line of said right of way one hundred ninety and seventeen one hundredths (190.17) feet; thence Easterly parallel with the Northerly line of said right of way one hundred ninety three and twenty three one hundredths (193.23) feet more or less to the East line of said West four hundred sixteen (416) feet; thence South on East line of said West four hundred sixteen (416) feet, two hundred three and twenty two one hundredths (203.22) feet more or less to the place of beginning, in Cook County, Illinois.

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Exhibit "A" (Continued)

Parcel No. 01-34-300-006-0000 & 01-34-300-007-0000

This being the same property conveyed to PA & J Properties, LLC, an Illinois limited liability company from Angeliki (Angie) Vergados Declaration of Trust dated March 29, 2001 in deed dated March 10, 2011 and recorded April 5, 2011 as Instrument No. 1109503027, said deed was corrected by the Corrective Trustees Deed recorded 1/13/23 as Instrument No. 2301333281 to correct the Grantor to Panagioti (Peter) Vergados, Trustee of the Pangioti (Peter) V. Vergados Declaration of Trust, dated March 29, 2011.

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EXHIBIT "B"
Exclusive Easement Area

This Exhibit B may be replaced with descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Exclusive Easement Area, and if applicable, guy wire and guy anchor easements

A PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE PARENT PARCEL (PARCEL TWO ID #01-34-300-006) PER DOCUMENT NUMBER 995940566, BEING THE INTERSECTION OF THE EAST LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY OF HIGGINS ROAD (VARIABLE WIDTH, PUBLIC) PER DOCUMENT 12080573; THENCE NORTH 00°00'00" EAST ALONG EASTERLY LINE OF SAID PARCEL A DISTANCE OF 203.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE NORTH 73°27'17" WEST A DISTANCE OF 188.72 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69°21'00" EAST A DISTANCE OF 73.95 FEET; THENCE SOUTH 20°39'00" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 69°21'00" WEST A DISTANCE OF 24.97 FEET; THENCE SOUTH 20°39'00" WEST A DISTANCE OF 23.00 FEET; THENCE NORTH 69°21'00" WEST A DISTANCE OF 48.98 FEET; THENCE NORTH 20°39'00" EAST A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2,975 SQUARE FEET OR 0.061 ACRES.

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EXHIBIT "C"

Access and Utility Easement Area

This Exhibit C may be replaced with descriptions and/or depictions from an As-Built Survey conducted by Grantee at Grantee's option that depict and/or describe the Access and Utility Easement Area

All existing utility and access easements from Exclusive Easement Area to a public right of way including but not limited to:

ACCESS EASEMENT:

AN ACCESS EASEMENT OVER/UNDER AND ACROSS ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE PARENT PARCEL (PARCEL TWO ID #01-34-300-006) PER DOCUMENT NUMBER 995940566, BEING THE INTERSECTION OF THE EAST LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY OF HIGGINS ROAD (VARIABLE WIDTH, PUBLIC) PER DOCUMENT 12080573; THENCE NORTH 00°00'00" EAST ALONG EASTERLY LINE OF SAID PARCEL A DISTANCE OF 203.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE NORTH 73°27'17" WEST A DISTANCE OF 188.72 FEET TO THE NORTHWEST CORNER OF AN ATC EXCLUSIVE EASEMENT AREA AND THE POINT OF BEGINNING; THENCE NORTH 20°39'02" EAST A DISTANCE OF 63.99 FEET TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF PARCEL ONE; THENCE NORTH 86°41'00" WEST ALONG SAID LINE AND THE EXTENSION THEREOF A DISTANCE OF 258.07 FEET; THENCE NORTH 00°00'00" WEST ALONG THE CENTERLINE OF BARTLETT ROAD (VARIABLE WIDTH/PUBLIC) A DISTANCE OF 20.03 FEET; THENCE SOUTH 86°41'00" EAST A DISTANCE OF 281.18 FEET; THENCE SOUTH 20°39'02" WEST A DISTANCE OF 89.62 FEET TO THE NORTHERLY LINE OF SAID EASEMENT AREA; THENCE NORTH 69°21'00" WEST ALONG SAID EASEMENT LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,545 SQUARE FEET OR 0.15 ACRES.

UTILITY EASEMENT:

A UTILITY EASEMENT OVER/UNDER AND ACROSS ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF THE PARENT PARCEL (PARCEL TWO ID #01-34-300-006) PER DOCUMENT NUMBER 995940566, BEING THE INTERSECTION OF THE EAST LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY OF HIGGINS ROAD (VARIABLE WIDTH, PUBLIC) PER DOCUMENT 12080573; THENCE NORTH 00°00'00" EAST ALONG EASTERLY LINE OF SAID PARCEL A DISTANCE OF 203.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL TWO; THENCE NORTH 73°27'17" WEST A DISTANCE OF 188.72 FEET TO THE NORTHWEST CORNER OF AN ATC EXCLUSIVE EASEMENT AREA AND THE POINT OF BEGINNING; THENCE SOUTH 20°39'00" WEST ALONG THE WESTERLY LINE OF SAID EASEMENT AREA A DISTANCE OF 48.00 FEET TO THE SOUTHWEST CORNER OF SAID EASEMENT AREA; THENCE SOUTH 69°21'00" EAST ALONG THE SOUTHERLY LINE OF SAID EASEMENT AREA A DISTANCE OF 24.00 FEET; THENCE SOUTH 20°39'00" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 69°21'00" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 20°39'02" WEST A DISTANCE OF 113.65 FEET TO THE SAID NORTHERLY RIGHT-OF-WAY; THENCE NORTH 69°21'00" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 9.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL TWO; THENCE NORTH 20°39'02" EAST ALONG THE WESTERLY LINE OF SAID PARCEL TWO A DISTANCE OF 176.65 FEET; THENCE SOUTH 69°21'00" EAST A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,697 SQUARE FEET OR 0.039 ACRES.