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This Memorandum of Lease Assignment was prepared by:
Thomas J. Sidman, Esq.
Nextel Communications, Inc.
1505 Farm Credit Drive
McLean, VA 22102

DEPT-01 RECORDING

\$27.50

When recorded, return to:

CORPORATION SERVICE COMPANY, INC.

P.O. Box 591
Wilmington, DE 19899
(800) 927-9800

Space above this line for recorder's use

MEMORANDUM OF LEASE ASSIGNMENT

This Memorandum of Lease Assignment evidences the assignment by the undersigned officer of Smart SMR of Illinois, Inc. (the "Assignor"), to The Chase Manhattan Bank, a New York State banking corporation having an office at 1 Chase Manhattan Plaza, New York, New York 10081 as Collateral Agent (the "Assignee"), of all of its right, title and interest in, to and under the lease and leasehold interests represented by the Standard Lease Agreement dated May 24, 1994 between River Forest State Bank and Trust Company as Trustee under Trust Number 2689 dated March 17, 1981 (Lessor) and Smart SMR of Illinois, Inc. d/b/a Nextel Communications (Lessee) identified in Schedule I hereto, as collateral security for obligations of the Assignor to various lenders and other entities for whom the Assignee from time to time acts as Collateral Agent.

IN WITNESS WHEREOF, this Memorandum of Lease Assignment has been duly executed by the Assignor as of the day and year indicated below.

SMART SMR OF ILLINOIS, INC. d/b/a NEXTEL COMMUNICATIONS

Date: December 10th, 1996

By: Thomas D. Hickey
Thomas D. Hickey, Assistant Secretary

Signed and acknowledged in the presence of:

Michael Carper
Michael Carper, Assistant Secretary

Catherine Brown
Catherine Brown, 1505 Farm Credit Dr., McLean VA 22102

Original Memorandum of Agreement filed on in 1994, ref. number 94803314 IL-1606A

COMMONWEALTH OF VIRGINIA)
) ss:
COUNTY OF FAIRFAX)

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12/11/96 11:25:47 AM 26:00
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COOK COUNTY RECORDER

On this 10th day of December, 1996, before me, personally appeared Thomas D. Hickey, to me personally known who, being by me duly sworn, did depose and say that he resides at 10405 Logan Dr., Potomac, MD 20854; that he is the Assistant Secretary of Smart SMR of Illinois, Inc., aforesaid Assignor; and that he executed the foregoing instrument and that he signed his name thereto under authority of the board of directors of said corporation.

WITNESS my hand and seal hereto affixed the day and year first above written.

(SEAL)

Ried R. Zulager
Ried R. Zulager, NOTARY/PUBLIC
My Commission expires July 31, 2000

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SCHEDULE I

DESCRIPTION OF LEASE AND LEASED PROPERTY

Landlord/Lessor: River Forest State Bank and Trust Company as Trustee under Trust No. 2689
Lessee/Debtor/Assignor: Smart SMR of Illinois, Inc. d/b/a Nextel Communications
Agreement: Standard Lease Agreement

Address of Property: 2701 West 23rd Street

City: Broadview

County: Cook

State: Illinois

ZIP Code: 60153

Real Estate Identification number: 15-28-204-016

METES AND BOUNDS DESCRIPTION ATTACHED HERETO AS EXHIBIT A
DESCRIPTION OF PREMISES ATTACHED HERETO AS EXHIBIT B

Date of Lease: May 24, 1994

Term: The term of the Agreement is for five (5) years commencing on August 1, 1994
and ending on July 31, 1999, with three (3) successive five (5) year options to renew.

Nextel Landlord ID: River Forest State Bank and Trust

Nextel Location: LaGrange

Nextel Site No.: IL-606A

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EXHIBIT A

DESCRIPTION OF LAND

to the Agreement dated May 24th, 1994 by and between RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under Trust Number 2689 dated March 17, 1981, as Lessor, and SMART SMR of ILLINOIS, INC., a Delaware corporation, as Lessee.

The Land is legally described as follows:

PARCEL 1

The North 1040 feet of that part of the East half of West half of North East quarter of North East Quarter of Section 28, Township 39 North, Range 12 East of the Third Principal Meridian which lies East of and adjoining the East line of right of way of Chicago Hammond and Western Railroad according to plat thereof recorded in Recorder's Office of Cook County in Book 144 of plats on pages 14 to 35, in Cook County, Illinois.

PARCEL 2

- (a) Block 2, including vacated alleys, (except the North 74.60 feet thereof taken for widening of Curmak Road and except the East 155 feet thereof);
 - (b) Block 3, including vacated alleys, (except the East 155 feet thereof);
 - (c) Also, that part of vacated 23rd Street lying between parcels (a) and (b) above;
 - (d) That part of vacated 23rd Place lying South of and adjoining parcel (b) above;
 - (e) That part of vacated 27th Avenue lying West of and adjoining parcels (a), (b), (c) and (d) above;
- All in Komarek's West 22nd Street Seventh Addition, being a Sub-division of the North 1040 feet of the East half of the East half of the North East quarter of Section 28, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

and otherwise known as 2701 West 23rd Street, Broadview, IL

P.I.N. 15-28-204-016

15, 28, 204, 016

C:\1606A\LaGrange

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