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This instrument was drafted by
and after recording return to:

EXHIBIT ATTACHED

Dennis L. Myers, 3H78
Ameritech Cellular Services
2000 W. Ameritech Center Drive
Hoffman Estates, IL 60195-5000

DEPT-01 RECORDING \$59.00
T:5555 TRAN 5548 08/21/97 15:55:00
40120 J J *-97-616086
COOK COUNTY RECORDER

MEMORANDUM OF GROUND LEASE AGREEMENT AND GRANT OF EASEMENTS

This Memorandum of Ground Lease Agreement is made this 20 day of August, 1997, between Peter and Angie Vergados having an address at 880 Benton Street, Palatine, IL 60067, as the Landlord, and Chicago SMSA Limited Partnership, an Illinois limited partnership, having an address c/o Ameritech Cellular Services, 2000 W. Ameritech Center Drive, Hoffman Estates, IL 60195-5000. ATTN: Vice President-General Counsel and Manager, Real Estate & Zoning, as the Tenant.

1. Landlord hereby grants to Tenant and Tenant hereby takes from the Landlord subject to all terms and conditions of Ground Lease Agreement dated September 1, 1997 the right to lease the Property in the County of Cook and State of Illinois as legally described in Rider A and the easements as legally described in said Rider A ("Leased Property"). The common address of the Leased Property and its Property Identification Number(s) are also set forth in said Rider.

2. The Lease is for an initial term of five (5) years beginning September 1, 1997 and ending August 31, 2002. Unless affirmatively canceled by Tenant, the Initial Lease term will be extended automatically for four (4) successive terms of five (5) years each. If Tenant desires not to extend any subsequent term of the Lease, it must give Landlord written notice of its intention to not extend the term at least sixty (60) days prior to the expiration of the then current term, whereupon the Lease shall be deemed canceled upon the expiration of the then current term. The maximum date to which Lease may be extended is twenty-five (25) years from the commencement date, unless at the end of the fourth (4th) five (5) year extension term the Lease has not been terminated by the Landlord or Tenant as set forth in the Lease, in which case the Lease shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and so on from year to year until terminated by either party in compliance with the Lease. The term of the easements is co-extensive with that of the Lease.

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(Handwritten signature)

RECORDING FEE \$ 59.00
DATE 8/21/97 COPIES _____
OK 9/1/97

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3. Subject to the terms and conditions of the Lease, all improvements (including fixtures) added to the Leased Property by Tenant shall be Tenant's property and shall be removed by Tenant within ninety (90) days after termination of the Lease, except Tenant will not be required to remove any driveways, sidewalks, underground piping or wiring. Tenant shall remove the concrete monopole caisson foundation up to four (4) feet below grade level.

4. The rights and obligations of Landlord and Tenant shall be construed solely by reference to the provisions of the Lease and in the event of any conflict between the provisions of the Lease and those of this Memorandum of Lease the provisions of the Lease shall control.

5. All mortgages, installment sale contracts and other financing instruments entered into by Landlord after the date of this Memorandum of Lease with respect to the Leased Property shall be expressly subject to and subordinate to the rights of the Tenant under the Lease unless the parties to such mortgages, contracts and other instruments deliver to Tenant an executed subordination, non-disturbance and attornment agreement in form satisfactory to Tenant.

IN WITNESS WHEREOF, Landlord and Tenant have caused this Memorandum of Lease to be executed by themselves or their duly authorized officers as of the day and year written below for the purpose of providing an instrument for recording.

LANDLORD

Peter Vergados
Angie Vergados

By: *Peter Vergados*
Name: PETER VERGADOS
Title: _____
Date: July 30, 1997

By: *Angie Vergados*
Name: Angie Vergados
Title: _____
Date: July 30, 1997

TENANT

Chicago SMSA Limited Partnership, an Illinois limited partnership, by its general partner, Ameritech Mobile Phone Service of Chicago, Inc., an Illinois corporation

By: *Jay M. Wilson*
Name: Jay M. Wilson
Title: Regional Vice President
Date: 8/20/97

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RIDER A TO MEMORANDUM OF LEASE AND GRANT OF EASEMENTS

LEGAL DESCRIPTION OF LEASED PROPERTY AND EASEMENTS

AMERITECH LEASE EASEMENT DESCRIPTION

A PARCEL OF LAND FOR LEASE EASEMENT PURPOSES LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 416 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT NO. 1808973, THENCE NORTH 01 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE, 133.97 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE, 482.00 FEET, THENCE NORTH 04 DEGREES 07 MINUTES 40 SECONDS WEST, 125.00 FEET, ALONG A LINE WHICH IF EXTENDED WESTERLY WOULD INTERSECT THE EAST LINE OF SAID SOUTHWEST QUARTER 178.26 FEET (178 FEET RECORDED), NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD, THENCE SOUTH 01 DEGREE 45 MINUTES 06 SECONDS WEST, 500.00 FEET, THENCE SOUTH 08 DEGREES 14 MINUTES 09 SECONDS EAST, 3000 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.0730 ACRE OR 11474 SQUARE FEET.

AMERITECH ACCESS EASEMENT DESCRIPTION

A PARCEL OF LAND FOR ACCESS EASEMENT PURPOSES LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 416 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT NO. 1808973, THENCE NORTH 01 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE, 307.68 FEET TO THE POINT OF BEGINNING, THENCE NORTH 04 DEGREES 07 MINUTES 40 SECONDS WEST, 3000 FEET, ALONG A LINE WHICH IF EXTENDED WESTERLY WOULD INTERSECT THE WEST LINE OF SAID SOUTHWEST QUARTER 178.26 FEET (178 FEET RECORDED), NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD, THENCE SOUTH 01 DEGREE

45 MINUTES 06 SECONDS WEST, 3000 FEET, THENCE NORTH 08 DEGREES 14 MINUTES 09 SECONDS WEST, 1800 FEET, THENCE NORTH 01 DEGREE 45 MINUTES 06 SECONDS EAST, 3000 FEET, THENCE NORTH 41 DEGREES 06 MINUTES 11 SECONDS WEST, 787 FEET, THENCE NORTH 04 DEGREES 07 MINUTES 40 SECONDS WEST, ALONG A LINE WHICH IF EXTENDED WESTERLY WOULD INTERSECT THE WEST LINE OF SAID SOUTHWEST QUARTER 178.26 FEET (178 FEET RECORDED), NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 319.93 FEET TO THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD AS STAKED AND OCCUPIED, SAID LINE BEING 800 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 01 DEGREE 45 MINUTES 06 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1800 FEET, THENCE SOUTH 04 DEGREES 07 MINUTES 40 SECONDS EAST, 2644.00 FEET TO THE EAST LINE OF THE WEST 416.00 FEET OF SAID SOUTHWEST QUARTER, THENCE SOUTH 01 DEGREE 45 MINUTES 06 SECONDS WEST, ALONG SAID EAST LINE, 1800 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.110 ACRE OR 14936 SQUARE FEET.

AMERITECH UTILITY EASEMENT DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 48 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 416 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 34 WITH THE NORTHERLY RIGHT OF WAY LINE OF HIGGINS ROAD AS CONVEYED TO THE STATE OF ILLINOIS BY DEED RECORDED AS DOCUMENT NO. 1808973, THENCE NORTH 01 DEGREE 45 MINUTES 06 SECONDS EAST, ALONG SAID EAST LINE, 319.97 FEET TO THE POINT OF BEGINNING, THENCE NORTH 04 DEGREES 07 MINUTES 40 SECONDS WEST, 364.00 FEET TO THE EAST RIGHT OF WAY LINE OF BARTLETT ROAD AS STAKED AND OCCUPIED, SAID LINE BEING 800 FEET NORMALLY DISTANT EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 01 DEGREE 45 MINUTES 06 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 800 FEET, THENCE SOUTH 04 DEGREES 07 MINUTES 40 SECONDS EAST, 2644.00 FEET TO THE EAST LINE OF THE WEST 416.00 FEET OF SAID SOUTHWEST QUARTER, THENCE SOUTH 01 DEGREE 45 MINUTES 06 SECONDS WEST, ALONG SAID EAST LINE, 800 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.0673 ACRE OR 09733 SQUARE FEET.

Common Address: 50 West Higgins
South Barrington, IL
Property Identification No: 01-34-300-006

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NOTARY FOR INDIVIDUAL LANDLORD

MEMORANDUM OF LEASE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

Personally came before me this 30th day of July, 1997, the above named Peter/Angie Vergados whose signature known to me to be the person(s) who executed the foregoing instrument and acknowledged the same.

Barbara K. Bibley
 Print Name: BARBARA K. BIBLEY OFFICIAL SEAL
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 10-25-97

Notary Public, Kane County
 State of Illinois

My commission expires:
October 25, 1997

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NOTARY FOR CHICAGO SMSA LIMITED PARTNERSHIP

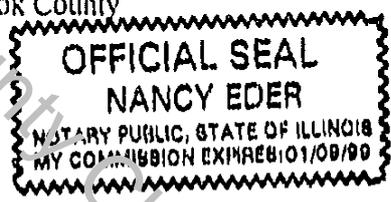
MEMORANDUM OF LEASE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

Personally came before me this 20th day of August, 1997 the above named Jay M. Ellison as the Regional Vice President of Ameritech Mobile Phone Service of Chicago, Inc., which corporation is the sole general partner of Chicago SMSA Limited Partnership and acknowledged that he executed the foregoing instrument on behalf of said corporation and by its authority for the purposes set forth therein.

Nancy Eder
Print Name: NANCY EDER

Notary Public, Cook County
State of Illinois



My commission expires:
1/8/99

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