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PREPARED BY AND AFTER
RECORDING RETURN TO:

LaSalle Bank National Association
135 South LaSalle Street
Chicago, Illinois 60603
Attn: Adam Gelfeld

0030048565

4427/0196 54 001 Page 1 of 4
2003-01-10 14:50:04
Cook County Recorder 30.50



PERMANENT INDEX NUMBER:

15-04-404-045

PROPERTY ADDRESS:

2905 West Lake Street
Melrose Park, Illinois 60160

2039738

LEASE SUBORDINATION AGREEMENT

MTC/RM

2 of 4

THIS AGREEMENT is made and entered into as of January 7, 2003 between GENERAL TRANSMOTIVE INDUSTRIES, INC., an Illinois corporation, with its principal place of business at 2905 West Lake Street, Melrose Park, Illinois 60160 (the "Tenant"), and LASALLE BANK NATIONAL ASSOCIATION, a national banking association, with its principal office at 135 South LaSalle Street, Chicago, Illinois 60603, the "Bank".

A. Tenant has entered into a lease dated as of 12/19/2002 (the "Lease") with BG Melrose Park, L.L.C., an Illinois limited liability company (the "Landlord"), relating to premises located at 2905 West Lake Street, Melrose Park, Illinois 60160, as more specifically described on Exhibit A attached hereto (the "Premises"), and

B. Landlord has executed that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Financing Statement of even date herewith (the "Mortgage") securing, among other things, a Mortgage Note of even date herewith signed by the Landlord in the principal amount of Three Hundred Ninety Five Thousand Dollars (\$395,000) and granting a lien in the Premises in favor of Bank; and

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NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subordination. The Lease, together with any and all amendments, renewals or modifications thereto, is and shall be subject and subordinate in all respects to the Mortgage, to all advances made thereunder, and to any renewals, extensions, modifications or replacements of the Mortgage.

2. Binding Effect. This Agreement shall be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument on the date first appearing above.

LASALLE BANK NATIONAL ASSOCIATION, a national banking association

By: [Signature]
Its: VP

GENERAL TRANSMOTIVE INDUSTRIES, INC., an Illinois corporation

By: [Signature] [Signature]
Its: CEO President

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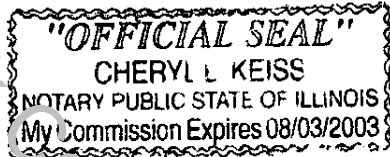
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Adam Gaejele of LASALLE BANK NATIONAL ASSOCIATION, a national banking association, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said banking association, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of January, 2003.

Cheryl L Keiss
Notary Public

My Commission Expires:



STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Smith of GENERAL TRANSMOTIVE INDUSTRIES, INC., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of January, 2003.

[Signature]
Notary Public

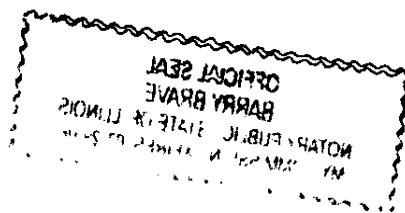
My Commission Expires:

7-29-06



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EXHIBIT A

30048565

Legal Description

PARCEL 1:

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF LAKE STREET AS NOW ESTABLISHED AND A LINE DRAWN PERPENDICULAR WITH AND 233.5 FEET WEST (BY RECTANGULAR MEASUREMENT) FROM THE WEST LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD, AS DESCRIBED IN A WARRANTY DEED, RECORDED OCTOBER 26, 1897 AS DOCUMENT NUMBER 2606387 IN BOOK 6086, PAGE 510; THENCE NORTH ALONG SAID PARALLEL LINE OF DISTANCE OF 199.59 FEET TO A POINT 1275.7 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 215.18 FEET TO A LINE DRAWN FROM A POINT ON THE AFORESAID WEST LINE 1180 FEET SOUTH OF THE SAID NORTH LINE AND FORMING AN ANGLE OF 10 DEGREES, 21 MINUTES FROM SOUTH TO WEST WITH SAID WEST LINE; THENCE SOUTHWEST ALONG SAID LINE A DISTANCE OF 1.91 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHWESTERLY ALONG THE CURVED LINE CONVEXED SOUTHEASTERLY, TANGENT TO THE LAST DESCRIBED LINE AND HAVING A RADIUS OF 764.5 FEET, AN ARC DISTANCE OF 207.63 FEET TO ITS INTERSECTION WITH A LINE DRAWN FROM A POINT ON THE SAID NORTHERLY LINE OF LAKE STREET A DISTANCE OF 128.01 FEET SOUTHEASTERLY MEASURED ALONG SAID NORTHERLY LINE FROM THE POINT OF BEGINNING AND FORMING AN ANGLE OF 73 DEGREES 00 MINUTES SOUTHEASTERLY TO NORTHEASTERLY WITH SAID NORTHERLY LINE OF LAKE STREET; THENCE SOUTHWESTERLY ALONG SAID LINE A DISTANCE OF 49.09 FEET TO SAID NORTHERLY LINE OF LAKE STREET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF LAKE STREET A DISTANCE OF 128.01 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND ACCESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 25, 2002 AS DOCUMENT 0021306201 AND AS AMENDED BY THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 12, 2002 AS DOCUMENT 0021415700.

PROPERTY ADDRESS OF REAL ESTATE:

2905 West Lake Street
Melrose Park, Illinois

PERMANENT TAX IDENTIFICATION NUMBER:

15-04-404-043

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