

# UNOFFICIAL COPY



This Document Prepared by and after  
Recording return to:

Deutsch, Levy & Engel Chartered  
225 W. Washington Street  
Ste. 1700  
Chicago, Illinois 60606  
Attn: Aaron B. Zarkowsky

Doc#: 0336547291  
Eugene "Gene" Moore Fee: \$46.00  
Cook County Recorder of Deeds  
Date: 12/31/2003 01:10 PM Pg: 1 of 12

GIT 4326879 MJ (5/5)

## SUBORDINATION, NON-DISTURBANCE AND ATTORNMENMENT AGREEMENT

**THIS AGREEMENT** is made and entered into as of the 22 day of December, 2003, by and between Alex Klementzos, Carol Klementzos and Vall Siaperos d/b/a Mike's Rainbow Restaurant (collectively "**Tenant**"), Affinity/JFJ LLC ("**Landlord**"), and **LASALLE BANK NATIONAL ASSOCIATION**, a national banking association, its successors and assigns ("**Mortgagee**").

### RECITALS:

A. Mortgagee is the holder of a certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated December 22, 2003 to be recorded concurrently herewith (as amended from time to time, "**Mortgage**") encumbering the Real Estate (hereinafter defined) and securing a principal indebtedness in an amount equal to Two Million Two Hundred Thirty-Eight Thousand and no/100 Dollars (\$2,238,000).

B. Tenant has entered into a Real Estate Sales Contract which contains a right for the benefit of Tenant whereby Tenant may retain possession of the restaurant and parking located on the Real Estate pursuant to the terms thereof (such Real Estate Sales Contract hereinafter being referred to as "**Lease Agreement**," and the Lease Agreement, together with all amendments and modifications thereof, hereinafter being referred to as "**Lease**") dated June 26, 2003 with Landlord, pursuant to which Tenant leased certain premises ("**Leased Premises**") consisting of a restaurant facility in the building ("**Building**") on the parcel of land ("**Land**") legally described in Exhibit A attached hereto (the Land and Building herein being collectively referred to as "**Real Estate**").

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby covenant and agree as follows:

1. Tenant represents and warrants to Mortgagee that the Lease constitutes the entire agreement between Tenant and Landlord with respect to the Leased Premises and there are no other agreements, written or verbal, governing the tenancy of Tenant with respect to the Leased Premises.

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2. Tenant has executed and delivered to Mortgagee a certain Tenant Estoppel Certificate (the "**Estoppel Certificate**") dated on or about the date hereof. The provisions of the Estoppel Certificate are hereby incorporated into this Agreement as if fully set forth in this Agreement in their entirety, and Tenant acknowledges that Mortgagee will be relying on the statements made in the Estoppel Certificate in determining whether to disburse the proceeds of the loan secured by the Mortgage and whether to enter into this Agreement.

3. Prior to pursuing any remedy available to Tenant under the Lease, at law or in equity as a result of any failure of Landlord to perform or observe any covenant, condition, provision or obligation to be performed or observed by Landlord under the Lease (any such failure hereinafter referred to as a "**Landlord's Default**"), Tenant shall: (a) provide Mortgagee with a notice of Landlord's Default specifying the nature thereof, the section of the Lease under which same arose and the remedy which Tenant will elect under the terms of the Lease or otherwise, and (b) allow Mortgagee not less than thirty (30) days following receipt of such notice of Landlord's Default to cure the same; provided, however, that, if such Landlord's Default is not readily curable within such thirty (30) day period, Tenant shall give Mortgagee such additional time as Mortgagee may reasonably need to obtain possession and control of the Real Estate and to cure such Landlord's Default so long as Mortgagee is diligently pursuing a cure. Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless Mortgagee fails to cure same within the time period specified above. For purposes of this Paragraph 3, a Landlord's Default shall not be deemed to have occurred until all grace and/or cure periods applicable thereto under the Lease have lapsed without Landlord having effectuated a cure thereof.

4. Tenant covenants with Mortgagee that the Lease shall be subject and subordinate to the lien and all other provisions of the Mortgage and to all modifications and extensions thereof, to the full extent of all principal, interest and all other amounts now or hereafter secured thereby and with the same force and effect as if the Mortgage had been executed and delivered prior to the execution and delivery of the Lease. Without limiting the generality of the foregoing subordination provision, Tenant hereby agrees that any of its right, title and interest in and to insurance proceeds and condemnation awards (or other similar awards arising from eminent domain proceedings) with respect to damage to or the condemnation (or similar taking) of any of the Real Estate, shall be subject and subordinate to Mortgagee's right, title and interest in and to such proceeds and awards.

5. Tenant acknowledges that Landlord has collaterally assigned to Mortgagee all leases affecting the Real Estate, including the Lease, and the rents and other amounts, including, without limitation, lease termination fees, if any, due and payable under such leases. In connection therewith, Tenant agrees that, upon receipt of a notice of a default by Landlord under such assignment and a demand by Mortgagee for direct payment to Mortgagee of the rents due under the Lease, Tenant will honor such demand and make all subsequent rent payments directly to Mortgagee. Tenant further agrees that any Lease termination fees payable under the Lease shall be paid jointly to Landlord and Mortgagee.

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6. Mortgagee agrees that so long as Tenant is not in default under the Lease:

a. Tenant shall not be named or joined as a party in any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage (unless Tenant is a necessary party under applicable law); and

b. The possession by Tenant of the Leased Premises and Tenant's rights thereto shall not be disturbed, affected or impaired by, nor will the Lease or the term thereof be terminated or otherwise materially adversely affected by (i) any suit, action or proceeding for the foreclosure of the Mortgage or the enforcement of any rights under the Mortgage, or by any judicial sale or execution or other sale of the Leased Premises, or any deed given in lieu of foreclosure, or (ii) any default under the Mortgage;

7. If Mortgagee or any future holder of the Mortgage shall become the owner of the Real Estate by reason of foreclosure of the Mortgage or otherwise, or if the Real Estate shall be sold as a result of any action or proceeding to foreclose the Mortgage or transfer of ownership by deed given in lieu of foreclosure, the Lease shall continue in full force and effect, without necessity for executing any new lease, as a direct lease between Tenant and the new owner of the Real Estate as "landlord" upon all the same terms, covenants and provisions contained in the Lease (subject to the exclusions set forth in subparagraph (b) below), and in such event:

a. Tenant shall be bound to such new owner under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if Tenant elects or has elected to exercise its options to extend the term), and Tenant hereby agrees to attorn to such new owner and to recognize such new owner as "landlord" under the Lease without any additional documentation to effect such attornment (provided, however, if applicable law shall require additional documentation at the time Mortgagee exercises its remedies then Tenant shall execute such additional documents evidencing such attornment as may be required by applicable law);

b. Such new owner shall be bound to Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if Tenant elects or has elected to exercise its options to extend the term); provided, however, that such new owner shall not be:

(i) liable for any act or omission of any prior landlord (including Landlord);

(ii) subject to any offsets or defenses which Tenant has against any prior landlord (including Landlord) unless Tenant shall have provided Mortgagee with (A) notice of the Landlord's Default that gave rise to such offset or defense and (B) the opportunity to cure the same, all in accordance with the terms of Section 4 above;

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(iii) bound by any base rent, percentage rent, additional rent or any other amounts payable under the Lease which Tenant might have paid in advance for more than the current month to any prior landlord (including Landlord);

(iv) liable to refund or otherwise account to Tenant for any security deposit not actually paid over to such new owner by Landlord;

(v) bound by any amendment or modification of the Lease made without Mortgagee's consent;

(vi) bound by, or liable for any breach of, any representation or warranty or indemnity agreement contained in the Lease or otherwise made by any prior landlord (including Landlord); or

(vii) personally liable or obligated to perform any such term, covenant or provision, such new owner's liability being limited in all cases to its interest in the Real Estate

8. Any notices, communications and waivers under this Agreement shall be in writing and shall be (i) delivered in person, (ii) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (iii) by overnight express carrier, addressed in each case as follows:

To Mortgagee: LaSalle Bank National Association  
8303 W. Higgins Road  
Suite 400  
Chicago, Illinois 60631  
Attn: Jerry Smulik

and to: Deutsch, Levy & Engel Chartered  
225 W. Washington Street, Ste. 1700  
Chicago, Illinois 60606  
Attn: Aaron B. Zarkowsky

To Tenant: Rainbow Restaurant  
700 - 708 N. Clark Street  
Chicago, Illinois 60610  
Attn: Alex Klementzos

and to: Serpico & Novelle Ltd.  
1127 S. Mannheim Road  
Suite 308  
P.O. Box 7187  
Westchester, Illinois 60154-7187

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or to any other address as to any of the parties hereto, as such party shall designate in a written notice to the other party hereto. All notices sent pursuant to the terms of this Paragraph shall be deemed received (i) if personally delivered, then on the date of delivery, (ii) if sent by overnight, express carrier, then on the next federal banking day immediately following the day sent, or (iii) if sent by registered or certified mail, then on the earlier of the third federal banking day following the day sent or when actually received.

9. Tenant acknowledges and agrees that Mortgagee will be relying on the representations, warranties, covenants and agreements of Tenant contained herein and that any default by Tenant hereunder shall permit Mortgagee, at its option, to exercise any and all of its rights and remedies at law and in equity against Tenant and to join Tenant in a foreclosure action thereby terminating Tenant's right, title and interest in and to the Leased Premises.

10. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto, their respective successors and assigns and any nominees of Mortgagee, all of whom are entitled to rely upon the provisions hereof. This Agreement shall be governed by the laws of the State of Illinois.

11. This Agreement may be executed in multiple counterparts and all of such counterparts together shall constitute one and the same Agreement.

(Signature Page Follows)

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IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written.

**Tenant:**

Alex Klementzos  
Alex Klementzos

Carol Klementzos  
Carol Klementzos

Vall Siaperos  
Vall Siaperos

**Landlord:**

Affinity/JFJ LLC, an Illinois limited liability company

By: [Signature]  
Name: Jonathan H. Zitzman  
Title: Manager

**Mortgagee:**

**LASALLE BANK NATIONAL ASSOCIATION**, a national banking association

By: \_\_\_\_\_  
Lori A. Clark  
Title: Assistant Vice President

Property of Cook County Clerk's Office

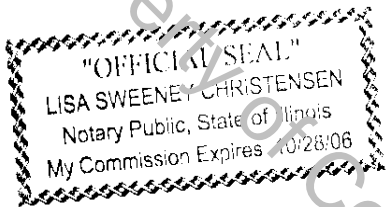


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STATE OF IL )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Vall Siaperos 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 such instrument as his/her own free and voluntary act and as the free and voluntary act of said partnership/corporation, for the uses and purposes set forth therein.

Given under my hand and notarial seal on Dec 22, 2003  
2003.

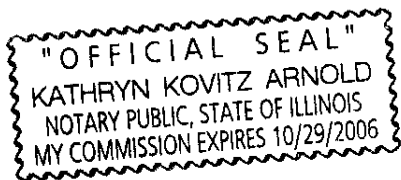


Lisa Sweeney Christensen  
Notary Public

STATE OF IL )  
COUNTY OF COOK ) SS.

I, Kathryn Kovitz Arnold, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jonathan H. Zizman, a Manager of Affinity/JFJ LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said partnership/corporation, for the uses and purposes set forth therein.

Given under my hand and notarial seal on December 17  
2003.



Kathryn Kovitz Arnold  
Notary Public



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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )        SS.

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

Given under my hand and notarial seal on December \_\_\_\_,  
 2003.

\_\_\_\_\_  
 Notary Public

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## EXHIBIT A

### Legal Description of Real Estate

PARCEL 1: LOT 26 (EXCEPT THE NORTH 20 FEET) AND LOT 27 IN BUTLER'S SUBDIVISION OF BLOCK 30 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 20 FEET OF LOT 26 IN BLOCK 30 IN WOLCOTT'S ADDITION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOT 25 IN BUTLER'S SUBDIVISION OF BLOCK 30 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOT 24 IN CHARLES BUTLER'S SUBDIVISION OF BLOCK 30 IN WOLCOTT'S ADDITION TO CHICAGO IN THE EAST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 17 09 211 0007  
17 09 211 0008  
17 09 211 0009  
17 09 211 0010

Commonly known as: 700-708 N. Clark, Chicago, Illinois

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IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written.

**Tenant:**

\_\_\_\_\_  
Alex Klementzos

\_\_\_\_\_  
Carol Klementzos

\_\_\_\_\_  
Vall Siaperos

**Landlord:**

Affinity/JFJ LLC, an Illinois limited liability company

By: \_\_\_\_\_

Name: Jonathan H. Zitzman  
Title: Manager

**Mortgagee:**

**LASALLE BANK NATIONAL ASSOCIATION**, a national banking association

By: \_\_\_\_\_

  
Lori A. Clark

Title: Assistant Vice President

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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )        SS.

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

Given under my hand and notarial seal on December 19<sup>th</sup>, 2003.

*Marianne C. Flanagan*  
 Notary Public



Cook County Clerk's Office