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and after Recording Return to:

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Chicago, Illinois 60601
Attn: Jonathan Levy, Esq.



Doc#: 0424310096
Eugene "Gene" Moore Fee: \$44.50
Cook County Recorder of Deeds
Date: 08/30/2004 02:30 PM Pg: 1 of 11

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SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

35 Lake, Northlake

THIS AGREEMENT is made and entered into as of the 20TH day of August, 2004, by and between Midwest Exchange Ent, Inc. ("Tenant"), Lake Street Place, LLC, an Illinois limited liability company ("Landlord"), and BUILDERS BANK, an Illinois banking corporation ("Lender").

RECITALS:

A. Lender is the holder of a certain Mortgage Security Agreement, Assignment of Leases and Rents and Fixture Filing dated Aug. 27, 2004, 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 Seven Million Three Hundred Thousand Dollars (\$7,300,000.00).

B. Tenant has entered into a lease agreement (such lease agreement 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 March 2, 2004 with Landlord (or Landlord's predecessor-in-interest), pursuant to which Tenant leased certain premises ("Leased Premises") consisting of approximately 36,000 rentable square feet of space 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:

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1. Tenant represents and warrants to Lender 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.

2. Tenant has executed and delivered to Lender 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 Lender 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 Lender 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 Lender 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 Lender such additional time as Lender may reasonably need to obtain possession and control of the Real Estate and to cure such Landlord's Default so long as Lender is diligently pursuing a cure. Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless Lender 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 Lender 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 Lender's right, title and interest in and to such proceeds and awards.

5. Tenant acknowledges that Landlord has collaterally assigned to Lender 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 Lender for direct payment to Lender of the rents due under the Lease, Tenant will honor such demand and make all subsequent rent payments directly to

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Lender. Tenant further agrees that any Lease termination fees payable under the Lease shall be paid jointly to Landlord and Lender.

6. Lender 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 Lender 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 Lender 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) [that is not then continuing under the Lease; provided, however, that Tenant's sole remedy against Lender with respect to any act or omission of any prior landlord (including Landlord) that is then continuing under the Lease shall be to assert against Lender any offsets of rent or other defenses which Tenant has against any landlord under the Lease (including Landlord) (subject to the limitation set forth in clause (ii) below)];

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(ii) subject to any offsets or defenses which Tenant has against any prior landlord (including Landlord) unless Tenant shall have provided Lender 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;

(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 Lender'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 Lender:

Builders Bank
Suite 3100
77 West Wacker Drive
Chicago, Illinois 60601
Attn: Joyce Juday

With a copy to:

Pircher, Nichols & Meeks
900 N Michigan
Chicago, Illinois 60601
Attn: Jonathan Levy

To Tenant:

Midwest Exchange Ent., Inc.
35 W. Lake Street
Northlake, IL 60164
Attn: Alex Casillas

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

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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 Lender will be relying on the representations, warranties, covenants and agreements of Tenant contained herein and that any default by Tenant hereunder shall permit Lender, 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 Lender, 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.

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

Tenant:

Midwest Exchange Ent, Inc.

By: *Alexandros Capilla*
Name: ALEXANDROS CAPILLA
Its: PRESIDENT

Landlord:

Lake Street Place, LLC

By: *Joseph J. Bevin*
Name: _____
Its: Manager

By: _____
Name: _____
Its: _____

Lender:

BUILDERS BANK, an Illinois banking corporation

By: *Deborah L. Bilotti*
Name: Deborah L. Bilotti
Its: Vice President

Property of Cook County Clerk's Office

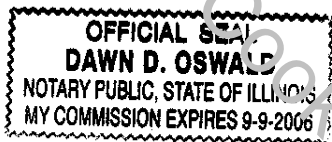
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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Dawn D. Oswald a Notary Public in and for said County in the State aforesaid, do hereby certify that Alejandro Casillas, a President of Mi Quest Exchange Ent., 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 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 August 20, 2004

Dawn D. Oswald
Notary Public



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STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, Dawn D. Oswald a Notary Public in and for said County in the State aforesaid, do hereby certify that Joseph J. Reina, a manager of No. Lake Pl. + Lake St. Pl., 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 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 August 20 2004

Dawn D. Oswald
Notary Public



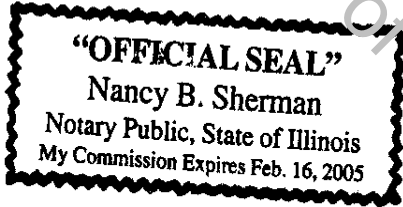
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STATE OF ILLINOIS)
) ss
COUNTY OF Cook)

I, Nancy B. Sherman, a Notary Public in and for said County in the State aforesaid, do hereby certify that Deborah L. Bilotti, a Vice President of BUILDERS BANK, an Illinois banking corporation, who is personally known to be to be the same person whose name is subscribed to the foregoing instrument as such 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 August 24, 2004

Nancy B. Sherman
Notary Public

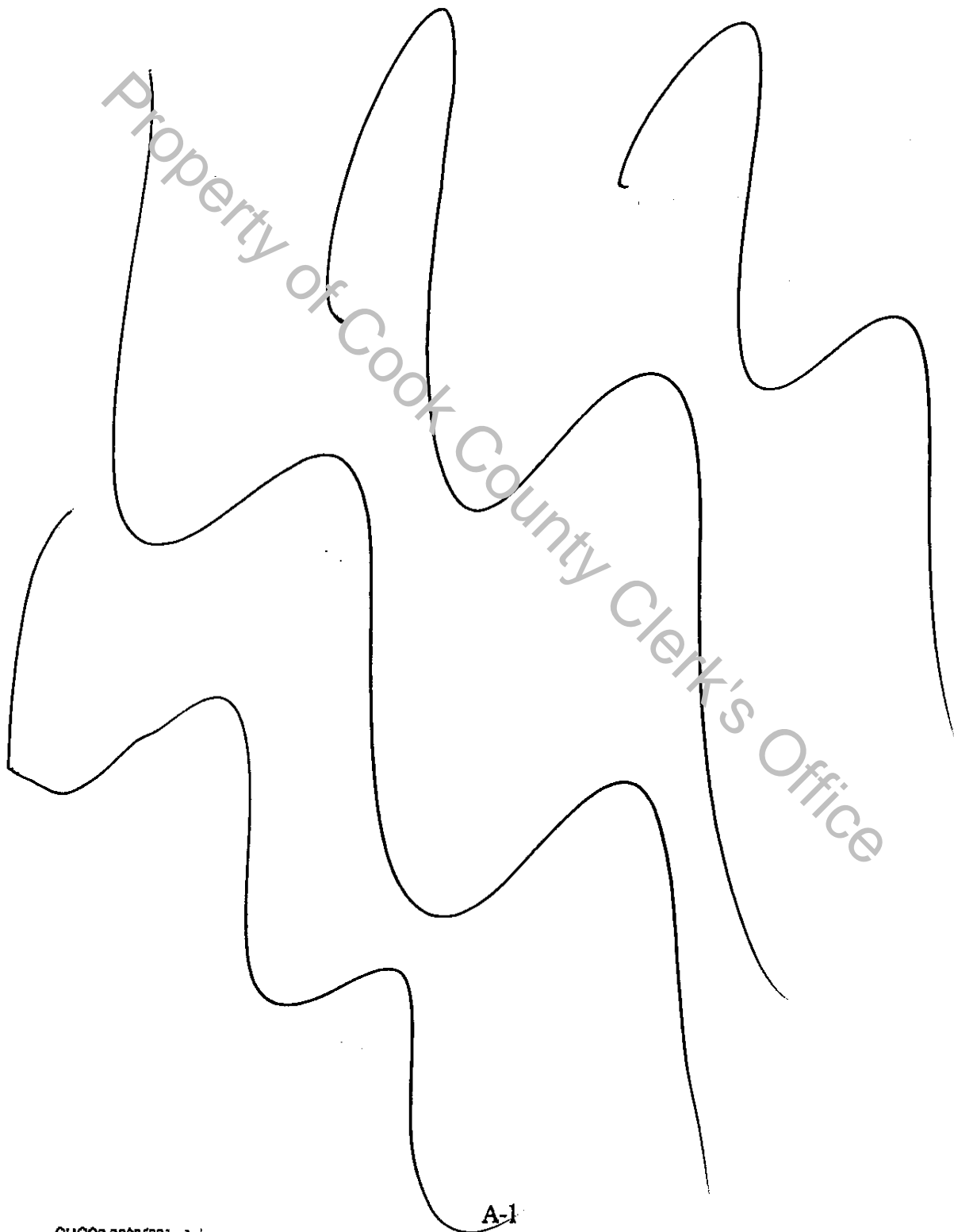


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EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE



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Identification of the Property

The subject property consists of a 246,714 ft. or 5.67 acre site improved with a 35 year old, industrial structure. Located along the south side of Lake Street, between Wolf and Mannheim Roads, its common address is 35-45 W. Lake Street, Northlake, IL 60164.

Legal Description

The subject's legal description should be verified by a professional surveyor and/or legal counsel before being relied upon or used as part of any conveyance or any other document.

That part of the Northeast Quarter of Section 6, Township 39 North, Range 12, East of the Third Principal Meridian, bounded and described as follows: beginning at a point on the center line of Lake Street extended, which is 1186.87 feet southeasterly, (as measured on said center line and center line extended), from the point of intersection of said center line with a southward extension of the West line of Block 9 in "H.O. Stone North Lake Addition"; thence Northeasterly along a line which is parallel with a line drawn at right angles to the southwesterly line of Block 10 in "H.O. Stone North Lake Addition" in said Section 6, to the center line of Lake Street; thence easterly along the center line of Lake Street a distance of 342.07 feet; thence Southwesterly to a point on a line which is parallel with and 200.0 feet Northerly of, as measured at right angles from the center line, of Spur Track I.C.C. No. 1101 of the Chicago and Northwestern Railway Company, as now located and established said point being 779.46 feet northwesterly of as measured along said parallel line, from the East line of the Northeast Quarter of said Section 6; thence Northwesterly along said last described parallel line to a point that is 10.0 feet Northerly of, as measured radial thereto, the center line of Spur Track No. 1399, as now located and established; thence Westerly and parallel with and 10.0 feet Northerly of the center line of said Track No 1399, to its intersection with the first mentioned line extended Southwesterly; thence Northeasterly along said first mentioned line extended Southwesterly, to the point of beginning, in Cook County, Illinois.

Sale History

According to the purchaser/borrower, a purchase agreement is now pending for the subject real estate at a \$3,750,000 sale price. The contract is within a reasonable market value range. To the best of our knowledge, the agreement does not include sub-market seller financing or material personal property. No significant seller concessions, rebated, credits, or discounts are involved. No other sales occurred during the three year period preceding this report's effective value date.

P.I.N. 15-06-216-025-0000