



Doc#: 0723242091 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/20/2007 01:37 PM Pg: 1 of 10

(This Space for Recording Use Only)

THIS DOCUMENT SHOULD BE RETURNED TO AFTER RECORDING:

WALGREEN CO.  
104 Wilmot Road, MS 1420  
Deerfield, Illinois 60015  
Attn: Lola Muhammad  
Real Estate Law Department  
Store # 04009-S

**SUBORDINATION, NON-DISTURBANCE  
AND ATTORNMENT AGREEMENT**

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT made in multiple copies as of the 17<sup>th</sup> day of July, 2007, by and between AMERICAN UNITED LIFE INSURANCE COMPANY, an Indiana corporation ("Mortgagee"), CHICAGO TITLE LAND TRUST COMPANY, as Successor Trustee to Amalgamated Bank of Chicago, as Trustee under a Trust Agreement dated January 3, 1996 and known as Trust No. 5687 ("Landlord") and BOND DRUG COMPANY OF ILLINOIS, LLC, an Illinois limited liability company ("Tenant");

WITNESSETH:

WHEREAS, Mortgagee is the holder of a Note in the original principal amount of \$2,300,000.00, secured by a Mortgage or Deed of Trust ("Mortgage") dated July 30 2007, recorded on August 20, 2007, as document no. 0723242091, in the Official Records of Cook County, State of Illinois, covering the property legally described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, by Lease dated March 7, 1996 ("Lease"), recorded by Memorandum of Lease of even date, on May 10, 1996, as document no. 96356893, in the Official Records of

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Cook County, State of Illinois, Landlord, as landlord, leased to Tenant, as tenant, a portion of the property, located at the northeast corner of Wolf Road and Butterfield Road in Hillside, Illinois, legally described on Exhibit "A" ("Leased Premises");

**WHEREAS**, Mortgagee, Tenant and Landlord desire to confirm their understanding with respect to said Lease and said Mortgage;

**NOW, THEREFORE**, in consideration of the premises and the mutual covenants and promises contained herein and other good and valuable consideration, the parties agree as follows:

1. Subject to the covenants, terms and conditions of this Agreement, in the event of a default under the Note, the lien of said Lease is hereby subordinated to the lien of said Mortgage. If there shall be a conflict between the terms of said Lease and the terms of said Mortgage, the terms of said Lease shall prevail.
2. In the event Mortgagee or any other party (collectively "Successor Landlord") acquires title or right of possession of the Leased Premises under said Mortgage through foreclosure, or other procedure related to a default under the Note, said Lease shall remain in full force and effect and Tenant shall continue occupancy of the Leased Premises in accordance with the terms and provisions of said Lease. In such event, during the period that it holds title to or possession of the Leased Premises, Successor Landlord shall be in all respects bound by said Lease as Landlord and by all of Tenant's rights thereunder. Successor Landlord's remedies pursuant to the Lease will be in full force and effect once Successor Landlord succeeds to the interest of Landlord under the Lease and once Successor Landlord is bound by all of the terms and conditions of said Lease.
3. So long as Successor Landlord shall be bound by the terms and conditions of said Lease, Tenant shall attorn to Successor Landlord when Successor Landlord is in possession of the Leased Premises, whether such possession is pursuant to Mortgagee's rights under said Mortgage (which such attornment shall be effective and self operative without the execution of any further instrument on the part of any of the parties hereto), or other procedure related to a

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default under the Note and will continue occupancy of the Leased Premises under the same terms and conditions of said Lease.

4. Mortgagee shall not include Tenant in any foreclosure proceeding involving the Leased Premises, unless required by applicable state law for Mortgagee to accomplish the foreclosure and then not to interfere with or diminish Tenant's rights under said Lease or disturb Tenant's possession.

5. In the event that Successor Landlord succeeds to the interest of Landlord under such Lease, Successor Landlord shall not be:

(a) Liable for any act or omission of any prior landlord (including Landlord) or subject to any offsets or defenses which Tenant might have against any prior landlord (including Landlord), except for any defaults or remedies of which Tenant has notified Mortgagee prior to Successor Landlord becoming bound by the Lease in accordance with paragraph 2. Successor Landlord will not be held liable for any consequential damages for defaults of any prior Landlord; or

(b) Bound by any payment of any rent or additional rent which Tenant might have paid for more than the current month to any prior landlord (including Landlord); or

(c) Bound by any amendment or modification of the Lease made without Mortgagee's written consent.

6. During the continuance of said Mortgage, Tenant shall use reasonable efforts to give written notice to Mortgagee of all defaults by Landlord of those obligations under said Lease which are of a nature as to give Tenant a right to terminate said Lease, reduce rent, or to credit or offset any amounts against future rents, and Mortgagee shall have the same opportunity as provided to Landlord in said Lease (but shall not be required) to cure the same. In any event (except as otherwise provided in the next sentence of this paragraph), Tenant's failure to provide Mortgagee such written notice shall not impair any rights granted or derived by Tenant under said Lease and/or this Agreement. In no event shall Tenant terminate the Lease as a result of any breach or default of the Lease unless Tenant has provided Mortgagee notice and afforded the Mortgagee the same opportunity to cure such breach or default as provided to Landlord in said

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Lease; provided, however, that Mortgagee shall not be obligated to remedy or cure any default of Landlord under the Lease.

7. Tenant hereby agrees that upon receipt of written notice from Mortgagee of a default by Landlord under said Mortgage, all checks for rent and other sums payable by Tenant under said Lease to Landlord shall, from the date of Tenant's receipt of such written notice, be delivered to and drawn to the exclusive order of Mortgagee until Mortgagee or a court of competent jurisdiction shall direct otherwise. Such an assignment of rent shall not relieve Landlord of any of its obligations under said Lease and shall not modify or diminish any rights granted to Tenant by said Lease or this Agreement, including but not limited to, any rights contained in said Lease which allow Tenant the right of so-called self help, offsets or deductions in the event of default or otherwise. Landlord hereby consents and agrees to the provisions of this paragraph and hereby authorizes Tenant to direct all rental and other payments under said Lease as provided by this paragraph. Landlord hereby relieves Tenant from any liability by reason of Tenant's payment of any sums under said Lease as required by this paragraph. Tenant shall have no obligation to verify the existence of any such default stated in the notice from Mortgagee under this paragraph.

8. (a) Subject to the terms of (b) below, Tenant agrees that the covenants of Landlord in Article 9 of the Lease shall not be binding upon land owned by Successor Landlord that acquires the interest of Landlord in the Leased Premises through foreclosure of the Mortgage or a deed in lieu thereof, (provided that Successor Landlord owned or mortgaged such land prior to the date that it acquires the interest of Landlord in the Leased Premises), but shall apply to any subsequent purchaser or transferee that is not an affiliate or subsidiary of Successor Landlord.

(b) Upon Successor Landlord's acquisition of Landlord's interest, during the period that it holds title to the Leased Premises, Successor Landlord will not execute any agreement that violates the restrictions set forth in Article 9 of the Lease or agree to any modification of a then existing agreement which extends the right of any third party to operate in a manner inconsistent with the restrictions set forth in Article 9 of the Lease.

9. In the event Successor Landlord acquires title or right of possession of the Leased Premises, Tenant acknowledges and agrees that the liability of such Successor Landlord under

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the Lease shall be limited to its interest in the property described on Exhibit "A" and the rents, income and profits therefrom. Notwithstanding anything herein to the contrary, Tenant shall have all of its equitable remedies against Successor Landlord. Nothing contained herein shall otherwise limit Tenant's rights or remedies as provided in the Lease.

10. All notices under this Agreement shall be deemed to have been duly given if made in writing and sent by United States certified or registered mail, postage prepaid, or by overnight delivery service providing proof of receipt, and addressed as follows:

If to Mortgagee: American United Life Insurance Company  
One American Square, P.O. Box 368  
Indianapolis, Indiana 46206-0368  
Attention: Steve Holland, Vice President, Mortgage Loans

If to Tenant: 104 Wilmot Road, MS 1420  
Deerfield, Illinois 60015

If to Landlord: Chicago Title Land Trust Company,  
as Trustee of Trust No. 5687  
c/o National Shopping Plazas, Inc.  
200 West Madison Street, Suite 4200  
Chicago, Illinois 60606  
Attention: George D. Hanus

provided that each party by like notice may designate any future or different addresses to which subsequent notices shall be sent. Notices shall be deemed given upon receipt or upon refusal to accept delivery.

11. Intentionally deleted.

12. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature and acknowledgment of, or on behalf of, each party, or that the signature and acknowledgment of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this Agreement to produce or account for more than a single counterpart containing the respective signatures and acknowledgment of, or on behalf of, each of the parties hereto. Any signature and acknowledgment page to any

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counterpart may be detached from such counterpart without impairing the legal effect of the signatures and acknowledgments thereon and thereafter attached to another counterpart identical thereto except having attached to it additional signature and acknowledgment pages.

13. This Agreement shall also bind and benefit the heirs, legal representatives, successors and assigns of the respective parties hereto, and all covenants, conditions and agreements herein contained shall be construed as running with the land.

14. It is expressly understood and agreed, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of Chicago Title Land Trust Company, while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee, are nevertheless, each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein and this instrument is executed and delivered by said Trustee, not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by her shall at any time be asserted or enforceable against Chicago Title Land Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

**IN WITNESS WHEREOF**, the parties hereto have executed and delivered this Agreement, under seal, as of the day and year first above written.

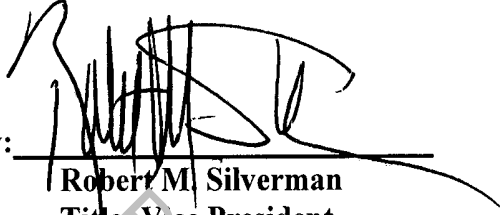
**(Signature Page to follow)**

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**BOND DRUG COMPANY OF ILLINOIS, LLC**

**MORTGAGEE**

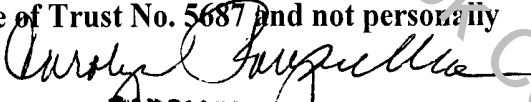
**AMERICAN UNITED LIFE  
INSURANCE COMPANY**

  
 By: \_\_\_\_\_  
 Robert M. Silverman  
 Title: Vice President

By: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

**LANDLORD**

**CHICAGO TITLE LAND TRUST COMPANY, as  
Trustee of Trust No. 5687 and not personally**

  
 By: \_\_\_\_\_  
 Name: CAROLYN PAMPARELLA  
 Title: ASST. VICE PRESIDENT

Property of Cook County Clerk's Office



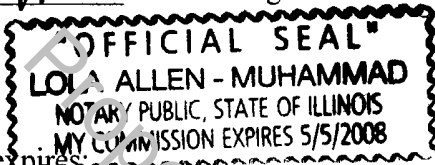
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## ACKNOWLEDGEMENT

STATE OF ILLINOIS §  
§  
COUNTY OF LAKE §

On this 17 day of July 2007, before me appeared **Robert M. Silverman**, to me personally known, who, being by me duly sworn, did say that he is the DIV. V.P. of Bond Drug Company of Illinois, LLC, an Illinois limited liability company, and that said instrument was signed in behalf of said company, and said DIV. V.P. acknowledged said instrument to be the free act and deed of said company.

(Seal)



[Signature]  
Notary Public

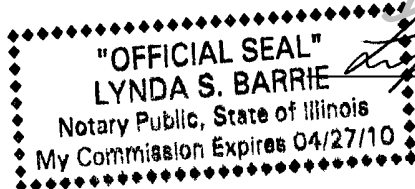
My term expires:

STATE OF ILLINOIS §  
§  
COUNTY OF COOK §

**JUL 26 2007**

On this \_\_\_\_\_ day of \_\_\_\_\_ 2007, before me appeared **CAROLYN PAMPENELLA** to me personally known who, being by me duly sworn, did say that he is the ASST. VICE PRESIDENT of Chicago Title Land Trust Company, as Successor Trustee to Amalgamated Bank of Chicago, not personally but as Trustee under a Trust Agreement dated January 3, 1996 and known as Trust No. 5687, and that said instrument was signed as Trustee in behalf of said trust, and said ASST. VICE PRESIDENT acknowledged said instrument to be the free act and deed of said trustee, on behalf of such trust.

(Seal)



[Signature]  
Notary Public

My term expires:

STATE OF \_\_\_\_\_ §  
§  
COUNTY OF \_\_\_\_\_ §

On this \_\_\_\_\_ day of \_\_\_\_\_ 2007, before me appeared \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that he is the \_\_\_\_\_ of American United Life Insurance Company, an Indiana corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said \_\_\_\_\_ acknowledged said instrument to be the free act and deed of said corporation.

(Seal)

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

My term expires:



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## EXHIBIT "A"

### LEGAL DESCRIPTION (STORE #04009-S)

#### PARCEL 1:

LOTS 72 AND 77 INCLUSIVE, LOTS 302 TO 304 INCLUSIVE AND ALL THAT PART OF THE ALLEY VACATED PER DOCUMENT 92029566, THAT PART OF LOTS 78 TO 81 INCLUSIVE LYING SOUTH OF THE SOUTH LINE OF THE 16 FOOT ALLEY DEDICATED PER DOCUMENT 93310986 AND THAT PART OF ALLEY VACATED PER DOCUMENT 19961617 LYING NORTH OF THE NORTH LINE OF SAID LOT 78 AND LYING SOUTH OF THE SOUTH LINE OF THE 16 FOOT ALLEY DEDICATED PER DOCUMENT 93310986, ALL IN HILLSIDE GARDENS, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD COMPANY OF THE WEST ½ OF THE FRACTIONAL SOUTHWEST ¼ SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOT 250 IN HILLSIDE GARDENS, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF CHICAGO, AURORA AND ELGIN RAILROAD COMPANY OF THE WEST ½ OF THE FRACTIONAL SOUTHWEST ¼ SOUTH OF INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1924 AS DOCUMENT 8611976, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE NORTH ½ OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOT 250, AFORESAID, IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

THE 16-FOOT EAST-WEST ALLEY VACATED PER DOCUMENT 96085768 LYING SOUTH OF A LINE 8 FEET SOUTH OF THE SOUTH LINE OF LOT 250, AND ALL OF THE 16-FOOT NORTH-SOUTH ALLEY VACATED PER DOCUMENT 96085768 LYING SOUTH OF THE NORTH LINE EXTENDED EAST OF LOT 302, ALL IN HILLSIDE GARDENS, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF CHICAGO, AURORA AND ELGIN RAILROAD COMPANY OF THE WEST ½ OF FRACTIONAL SOUTHWEST ¼, SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

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RECORDED OCTOBER 1, 1924, AS DOCUMENT NO. 8611976, IN COOK COUNTY, ILLINOIS.

Property Address: 4730 West Butterfield Road  
Hillside, Illinois 60162

P.I.N.: 15-08-319-023; 15-08-319-024; 15-08-319-025; 15-08-319-044; 15-08-319-045;  
15-08-319-046; 15-08-319-047; 15-08-319-048; 15-08-319-051; 15-08-319-052;  
15-08-319-053; 15-08-319-054; 15-08-319-056; 15-08-319-061

Property of Cook County Clerk's Office