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Doc#: 0812622037 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/05/2008 11:48 AM Pg: 1 of 4

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**REAL PROPERTY
SUBORDINATION AGREEMENT**

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Foster Bank/Loan Dept
Attn.: Albert Lee
5225 N. Kedzie Ave.
Chicago, IL 60625
(773) 279-4964
Loan# 1000989

REAL PROPERTY SUBORDINATION AGREEMENT

GRANTOR(S)

BEECO LLC (AKA BEECO, LLC)

ADDRESS

607 NORTH WELLS STREET
CHICAGO, IL 60610

TELEPHONE NO.

IDENTIFICATION NO.

BORROWER(S)

BEECO LLC (AKA BEECO, LLC)

ADDRESS

607 NORTH WELLS STREET
CHICAGO, IL 60610

TELEPHONE NO.

IDENTIFICATION NO.

CREDITOR:

Foster Bank, 5225 N. Kedzie Ave., Chicago, IL 60625

For valuable consideration, the receipt and sufficiency of which is acknowledged, Creditor and Lender indicated above resolve the priority of their debts and security interests and agrees as follows:

1 **CREDITOR'S SECURITY INTEREST.** Creditor owns and holds a Note and related Mortgage / Assignment of Rents, which Mortgage was recorded in Book _____ at Page _____ Filing Date **October 5, 2006** Document No. **0627916093**; in the office of the Recorder of **COOK** County, Illinois; encumbering the following described real property, all present and future improvements and fixtures located herein (the "Property")

LOTS 2 AND 3 IN BLOCK 5 IN NEWBERRY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 607 NORTH WELLS STREET, CHICAGO, IL 60610

Permant Index Number(s): 17-09-231-004-0000 , 17-09-231-005-0000

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- 2 **LENDER'S SECURITY INTEREST AND CONDITION PRECEDENT.** Borrower has requested a \$750,000.00 loan from Lender to be secured by a Mortgage on the Property from Grantor in favor of Lender; Lender is only willing to make the loan on condition that Creditor's security interest described in paragraph be subordinated to the Mortgage / Assignment of Rent to be executed in favor of Lender.
- Lender's security interest will also secure, without limitation, such additional sums as Lender may advance under the provisions as to future advances, additional sums for the purpose of curing any of Borrower's default, interest on principal, and attorneys' fee and costs incurred by Lender in any proceedings arising out of or in connection with Lender's security interest, including proceedings to enforce or foreclose it.
- 3 **SUBORDINATION OF CREDITOR'S SECURITY INTEREST.** Creditor agrees that its security interest and all of Creditor's rights thereunder shall at all times be inferior and subordinate to the Lender's security interest and Lender's right in the Property
- 4 **PRIORITY OF SECURITY INTERESTS.** The priority of the security interests belongs to Creditor and Lender in the Property will be governed by this Agreement and not by the time or order in which the security interest were created or perfected.
- 5 **WAIVER OF LIMITATIONS.** Creditor waives any obligation of Lender to provide Creditor with notice of additional advances or loans, notice of default, notice of acceleration of debt, notice of demand for payment or notice of repossession and the right of Creditor to require Lender to marshal any collateral. In addition, Lender may take or refrain from taking any action (including, but not limited to, making additional advances or loans) with respect to Borrower, any guarantor, or any collateral without notice to or the consent of Creditor and without affecting any of Lender's right under this Agreement.
- 6 **DOCUMENTATION AND NON-INTERFERENCE.** Creditor will not prevent, hinder or delay Lender from enforcing its security interest. Creditor will execute and deliver to Lender such additional documents or other instruemnts as the Lender may deem necessary to carry out this Agreement.
- 7 **TERMINATION.** This Agreement will remain in full force and effect now and forever, despite the commencement of any federal or state bankruptcy, insolvency, receivership, liquidation or reorganization proceeding.
- 8 **EFFECT ON BORROWER AND THIRD PARTIES.** This Agreement will not affect the enforceability and priority of Creditor's and Lender's security interests in the Property and rights against the Borrower, Grantor, or any third party except as set forth herein.
- 9 **REPRESENTATIONS AND WARRANTIES.** Creditor represents and warrants to Lender that:
- Creditor has not assigned any of its rights or interest in the Property prior to the execution of this Agreement. Creditor shall not assign or transfer to others any claim that Creditor has or may have in the Property while any indebtedness of Borrower to Lender remains unpaid without the express written consent of the Lender;
 - Creditor has obtained all consents and approvals needed to execute and perform its obligations under this Agreement;
 - Creditor's execution and performance of its obligations under this Agreement will not violate any court order, administrative order or ruling, or agreement binding upon Creditor in any manner; and
 - Creditor has conducted an independent investigation of Borrower's business and was not induced to lend money or extend other financial accommodations to Borrower or execute this Agreement by any oral or written representation by Lender.
- 10 **ASSIGNMENT.** Lender shall be entitled to assign its security interest and its rights and remedies described in this Agreement without notice to Creditor.
- 11 **SUCCESSORS AND ASSIGNS.** This Agreement shall be binding upon and inure to the benefit of Creditor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees, and devisees.
- 12 **SEVERABILITY.** If any provision of this Agreement violates the law or is unenforceable, the rest of the Agreement shall remain valid.
- 13 **NOTICE.** Any notice or other communication to be provided under this Agreement shall be in writing and sent to the parties at the addresses described in this Agreement or such other address as the parties may designate in writing from time to time.
- 14 **APPLICABLE LAW.** This Agreement shall be governed by the laws of the state in which the property is located. Creditor consents to the jurisdiction and venue of any court located in the state in which the property is located in the event of any legal proceeding under this Agreement.
- 15 **ATTORNEY'S FEES.** Lender will be entitled to collect its attorney's fees, legal expenses, and other costs in the event of any litigation pertaining to this Agreement.
- 16 **JOINT AND SEVERAL.** If there is more than one Creditor, their obligations shall be joint and several under this Agreement. Wherever the context requires, the singular form of any word shall include the plural.
- 17 **INTEGRATION.** This Agreement and any related documents represent the complete and integrated understanding between Creditor and Lender pertaining to the terms and conditions of this Agreement.

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18 ADDITIONAL TERMS.

Creditor acknowledges that Creditor has read, understands and agrees to the terms and conditions of this Agreement.

DATED: **03/26/08**

CREDITOR: FOSTER BANK

BY: *Samantha Lim*
Samantha Lim

TITLE: _____
Loan Officer

BY: _____

TITLE: _____

LENDER: Foster Bank

LENDER: _____

BY: *Won Kyong Jung*
Won Kyong Jung

BY: _____

TITLE: _____
Loan Officer

TITLE: _____

State of ILLINOIS

State of _____)

County of COOK

ss.

County of _____)

I, _____, a Notary Public in and For said County, in the State aforesaid, DO HEREBY CERTIFY that Samantha Lim / Won Kyong Jung personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he _____ signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this _____ by _____ as _____ on behalf of the _____

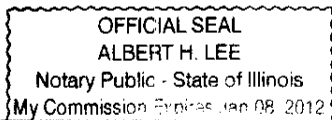
Given under my hand and official seal, the 26th day of March, 2008

Given under my hand and official seal, this _____ day of _____

Albert H. Lee

Notary Public

Notary Public



Commission expires: _____

Commission expires: _____

This instrument was prepared by: **FOSTER BANK / ALBERT LEE**
After recording return to Lender: Foster Bank, 5225 N. Kedzie Ave., Chicago, IL 60625