

UNOFFICIAL COPY



PREPARED BY:
PATTERSON & ROLLINS, LLC
R. Bruce Patterson
2401 W. White Oaks Dr.
Springfield, IL 62704

Doc#: 1121322101 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/01/2011 03:38 PM Pg: 1 of 2

WHEN RECORDED MAIL TO:
PATTERSON & ROLLINS, LLC
R. Bruce Patterson
2401 W. White Oaks Dr.
Springfield, IL 62704

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

Subordination of Real Estate Lease

This Subordination Agreement dated July 26, 2011 relates to the unrecorded Lease dated November 1, 1999 together with all renewal, amendments and extensions (the "Lease") by which Merlin Corporation has a leasehold interest in the property located at 6012 West 159th Street, Oak Forest, Il. (the "Property") whose legal description is:

THE EAST 100 FEET (AS MEASURED ON THE SOUTH LINE THEREOF) OF OUTLOT "A" (EXCEPT THE WEST 400 FEET THEREOF) IN LAGRANDE VISTA UNIT 3, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Small Business Growth Corporation, an Illinois Not for Profit Corporation and a Certified Development Company of the U.S. Small Business Administration, ("SBGC") whose address is 2401 West White Oaks Drive, Springfield, IL 62704, is prepared to make a loan to Steven B. Becker, or to his company, Prime Mufflers, Inc. in the amount of \$281,000.00 (the "Loan") on condition that Merlin Corporation subordinates its rights under the lease to the lien created by its mortgage on the Property securing the Loan.

Steven Becker is a franchisee of Merlin Corporation and a subtenant on the Property and Merlin Corporation has determined that it is in its interest to facilitate Mr. Becker obtaining the Loan.

Now Therefore, Merlin Corporation hereby subordinates its rights and interests in the Lease to the Mortgage of Small Business Growth Corporation and its assignee, the U.S. Small Business Administration dated July 13, 2011 recorded in Cook County, Illinois, as document number 1120318031 and to its Assignment of Leases and

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Rents dated July 13, 2011 recorded as document number 1120318033.

Merlin Corporation

By: [Signature]

Its: President

STATE OF Illinois)

COUNTY OF Kane)

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I, Kristin Pruden, a Notary Public registered in said County and State, Do Hereby Certify that Frank Smola, an officer of Merlin Corporation 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 it was signed and delivered as a free and voluntary act for the uses and purposes therein set forth and pursuant to the authority delegated to him by the corporation.

Given under my hand and seal this 26 day of July, 2011

[Signature]
Notary Public



County Clerk's Office