

# UNOFFICIAL COPY

PREPARED BY:

Keara K. Roethke  
Ginsberg Jacobs LLC  
300 S. Wacker Drive  
Suite 2750  
Chicago, Illinois 60606



Doc#: 1408529074 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2014 03:37 PM Pg: 1 of 4

AFTER RECORDING,  
RETURN TO:

Keara K. Roethke  
Ginsberg Jacobs LLC  
300 S. Wacker Drive  
Suite 2750  
Chicago, Illinois 60606

## TERMINATION AND RELEASE OF SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This Termination and Release of Subordination, Non-Disturbance and Attornment Agreement ("Termination"), dated effective as of March [19], 2014, is made by and between LMJ, Inc., an Illinois corporation ("Landlord"), and Polk and Western, Inc., an Illinois corporation, ("Tenant").

### WITNESSETH:

WHEREAS, Landlord and Tenant, entered into that certain Lease dated as of September 1, 1998 (the "Lease") in connection with premises located at 749-755 S. Western Avenue, Chicago, Illinois 60612 (the "Premises"), such Premises being located on the property legally described on Exhibit A attached hereto.

WHEREAS, a Subordination, Non-Disturbance and Attornment Agreement dated March 26, 2002 relating to the Lease was heretofore filed for record on March 27, 2002 as Document No. 0020348021 with the office of the Cook County, Illinois Recorder of Deeds (the "SNDA") by and between Landlord, Tenant, and New Century Bank, predecessor in interest to MB Financial Bank, N.A ("Mortgagee").

WHEREAS, the Lease has been terminated and Landlord and Tenant accordingly desire to have the SNDA terminated and released of record.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Landlord and Tenant hereby terminate and release the SNDA.

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2. This Termination is being executed and recorded solely to give notice of the termination of the Lease, and to terminate the SNDA and release said SNDA of record.

3. This Termination may be signed in any number of counterparts, each of which shall be an original, with the same effect as if the signature thereto were upon the same instrument.

IN WITNESS WHEREOF, the parties hereto have execute these presents with an intended effective date of March 13, 2014.

**LANDLORD:**

**LMJ, INC.,**  
an Illinois corporation

By: John A. Parvitt

Print Name: John A. Parvitt

Title: President

Date: 3-13-14

**TENANT:**

**POLK and WESTERN, INC.,**  
an Illinois corporation

By: Laurel A. Hanson

Print Name: LAUREL A HANSON

Title: PRESIDENT

Date: 3-13-14

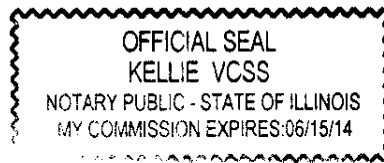
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

On this 13<sup>th</sup> day of March, 2014, before me, a Notary Public in and for said County, personally appeared Jim C. Smith, to me personally known, who being by me duly sworn, did say that he was the President of **LMJ, INC.** the company named in the foregoing instrument, and that said instrument was signed on behalf of said company by said person and that the signing of said instrument was the free act and deed of said company.

Kellie Voss  
Notary Public



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

On this 13<sup>th</sup> day of March, 2014, before me, a Notary Public in and for said County, personally appeared Russell A. Henne, to me personally known, who being by me duly sworn, did say that he was the President of **POLK and WESTERN, INC.** the company named in the foregoing instrument, and that said instrument was signed on behalf of said partnership by said person and that the signing of said instrument was the free act and deed of said partnership.



Kellie Voss  
Notary Public

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## EXHIBIT A

**Legal Description:** ALL OF LOTS 13, 14, 15 AND 16 IN SUB BLOCK 1 IN THOMAS J. FOSTER'S SUBDIVISION OF BLOCKS 3 AND 14 IN MORRIS AND OTHERS SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOTS 14 AND 15 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 18, TAKEN FOR WIDENING WESTERN AVENUE) IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-18-304-015; 17-18-304-016; 17-18-304-017; 17-18-304-018

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