



Doc#: 1430235026 Fee: \$54.00
RHSP Fee: \$9.00 RPHF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/29/2014 09:32 AM Pg: 1 of 9

THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING
SHOULD BE RETURNED TO:

James A. Schraidt, Esq.
150 S. Wacker Drive, Suite 2900
Chicago, Illinois 60606

Permanent Index Number(s):
28-30-201-013-0000

Property Address:
16703-16745 S. Oak Park Avenue
Tinley Park, Illinois 60477

8975410 D2 DG 12 of 13

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

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") is made and entered into as of October 17, 2014, by and among INLAND BANK AND TRUST, an Illinois state chartered banking institution (the "Lender"), having its principal place of business at 2805 Butterfield Road, Suite 200, Oak Brook, Illinois 60523, EDWARD J. BORKSTROM, JR., d/b/a THE MUSIC SHOP (the "Tenant"), having its principal place of business at 16705 S. Oak Park Avenue, Tinley Park, Illinois 60477, and TINLEY PLAZA, LLC, an Illinois limited liability company (the "Landlord"), having its principal offices at 15941 South Harlem Avenue #261, Tinley Park, Illinois 60477.

BACKGROUND

A. The Lender is the mortgagee under the Mortgage dated October 1, 2014, to be recorded concurrently herewith (the "Mortgage"), which Mortgage encumbers the Real Estate (as hereinafter defined) and secures a principal indebtedness in the amount of ONE MILLION NINE HUNDRED SIXTY-EIGHT THOUSAND SEVEN HUNDRED FIFTY and 00/100 Dollars (\$1,968,750.00).

B. The Tenant has entered into a Standard Store Lease (together with all amendments and modifications thereof, hereinafter being referred to as the "Lease") dated August 1, 2009, with the Landlord, pursuant to which the Tenant has leased certain premises (the "Leased Premises") consisting of approximately 775 rentable square feet of space in the building ("Building") on the parcel of land (the "Land"; the Land and Building being collectively referred to herein as the "Real Estate") legally described on Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

- 1. The Tenant represents and warrants to the Lender that the Lease constitutes the entire agreement between the Tenant and the Landlord with respect to the Leased Premises and there are no other agreements, written or verbal, governing the tenancy of the Tenant with respect to the Leased Premises.

Box 400-CTCC

SPS
S
SC
INT

UNOFFICIAL COPY

2. The Tenant has executed and delivered to the Lender that certain Tenant Estoppel Certificate dated on or about the date hereof (the "Estoppel Certificate"). The provisions of the Estoppel Certificate are hereby incorporated into this Agreement as if fully set forth in this Agreement in their entirety, and the Tenant acknowledges that the 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. The Tenant covenants with the 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, the 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 the Lender's right, title and interest in and to such proceeds and awards.

4. The Tenant acknowledges that the Landlord has collaterally assigned to the Lender any and 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, the Tenant agrees that, upon receipt of a notice of a default by the Landlord under such assignment and a demand by the Lender for direct payment to the Lender of the rents due under the Lease, the Tenant will honor such demand and make all subsequent rent payments directly to the Lender. The Tenant further agrees that any Lease termination fees payable under the Lease shall be paid jointly to the Landlord and the Lender.

5. The Lender agrees that so long as the Tenant is not in default under the Lease:

(a) The 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 the Tenant is a necessary party under applicable law); and

(b) The possession by the Tenant of the Leased Premises and the 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.

6. Prior to pursuing any remedy available to the Tenant under the Lease, at law or in equity as a result of any failure of the Landlord to perform or observe any covenant, condition, provision or obligation to be performed or observed by the Landlord under the Lease (any such failure being hereinafter referred to as a "Landlord's Default"), the Tenant shall: (a) provide the Lender with a notice of the Landlord's Default, specifying the nature thereof, the section of the Lease under which such Landlord's Default arose, and the remedy which the Tenant will elect under the terms of the Lease or otherwise, and (b) allow the Lender not less than thirty (30) days following receipt of notice of the 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, the Tenant shall give the Lender such additional time as the Lender may

UNOFFICIAL COPY

reasonably need to obtain possession and control of the Real Estate and to cure such Landlord's Default so long as the Lender is diligently pursuing a cure. The Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless the Lender fails to cure same within the time period specified above. For purposes of this Section 6, 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 the Landlord having effectuated a cure thereof.

7. If the 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 the 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 subsection (b) below), and in such event:

(a) The 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 the Tenant elects or has elected to exercise its options to extend the term), and the 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 the Lender exercises its remedies then the Tenant shall execute such additional documents evidencing such attornment as may be required by applicable law);

(b) Such new owner shall be bound to the Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if the 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 the Landlord);

(ii) subject to any offsets or defenses which the Tenant has against any prior landlord (including the Landlord) unless the Tenant shall have provided the 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 6 above;

(iii) bound by any base rent, percentage rent, additional rent or any other amounts payable under the Lease which the Tenant might have paid in advance for more than the current month to any prior landlord (including the Landlord);

(iv) liable to refund or otherwise account to the Tenant for any security deposit not actually paid over to such new owner by the Landlord;

(v) bound by any amendment or modification of the Lease made without the Lender's consent;

UNOFFICIAL COPY

(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 the 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: INLAND BANK AND TRUST
2805 Butterfield Road, Suite 200
Oak Brook, IL 60523
Attn: Chris Metcalf, Vice President
Fax: (630) 908-6451

To Landlord: TINLEY PLAZA, LLC,
15941 South Harlem Ave. #261
Tinley Park, Illinois 60477
Attn: _____

MCKENZIE MANAGEMENT, INC.
2720 S. River Road, Suite 214
Des Plaines, Illinois 60018
c/o Pam Bennett

To Tenant: THE MUSIC SHOP
16744 S. 90th Ave
Orland Hills, Illinois 60487
Attn: Edward J. Borkstrom, Jr

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 section shall be 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. The Tenant acknowledges and agrees that the Lender will be relying on the representations, warranties, covenants and agreements of the Tenant contained herein and that any default by the Tenant hereunder shall permit the Lender, at its option, to exercise any and all of its rights and remedies at law and in equity against the Tenant and to join the Tenant in a foreclosure action thereby terminating the 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 the Lender, all of whom

UNOFFICIAL COPY

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.

12. The Lender is hereby authorized to rely upon and accept as an original this Agreement, any Loan Documents or other communication which is sent to the Lender by facsimile, telegraphic or other electronic transmission (each, a "Communication") which the Lender in good faith believes has been signed by Tenant and Landlord and has been delivered to the Lender by a properly authorized representative of the Tenant and Landlord, whether or not that is in fact the case. Notwithstanding the foregoing, the Lender shall not be obligated to accept any such Communication as an original and may in any instance require that an original document be submitted to the Lender in lieu of, or in addition to, any such Communication.


[SIGNATURE PAGE FOLLOWS]

UNOFFICIAL COPY

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


LENDER:

INLAND BANK AND TRUST, an Illinois state chartered banking institution

By: 

Name: CHRIS METCALF
Its: Vice President

TENANT:



EDWARD J. BORKSTROM, JR., d/b/a THE MUSIC SHOP

LANDLORD:

TINLEY PLAZA, LLC, an Illinois limited liability company

By: 

Name: RAYMOND D. POCIUS
Its: Member

TINLEY PLAZA, LLC, an Illinois limited liability company

By: 

Name: LEO F. POCIUS
Its: Member

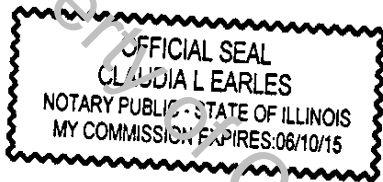
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF C O O K) SS

I, CLAUDIA L. EARLES, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRIS METCALF personally known to me to be a Vice President of INLAND BANK AND TRUST, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such officer he signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth and pursuant to such bank's authority.

GIVEN under my hand and Notarial Seal this October 17, 2014.



Claudia L. Earles
Notary Public

STATE OF ILLINOIS)
)
COUNTY OF C O O K) SS

I, Michael T. Huguelet, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD J. BORKSTROM, JR. (d/b/a The Music Shop), personally known to me and whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth and pursuant to such company's authority.

GIVEN under my hand and Notarial Seal this October 16, 2014.

Michael T. Huguelet
Notary Public



UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF C O O K) SS

I, CLAUDIA L. EARLES, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAYMOND D. POCIUS personally known to me to be a Member of TINLEY PLAZA, LLC, an Illinois limited liability company, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such member of such company, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth and pursuant to such company's authority.

GIVEN under my hand and Notarial Seal this October 17, 2014.

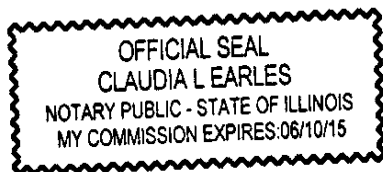


Claudia L. Earles
Notary Public

STATE OF ILLINOIS)
)
COUNTY OF C O O K) SS

I, CLAUDIA L. EARLES, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEO F. POCIUS personally known to me to be a Member of TINLEY PLAZA, LLC, an Illinois limited liability company, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such member of such company, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth and pursuant to such company's authority.

GIVEN under my hand and Notarial Seal this October 17, 2014.



Claudia L. Earles
Notary Public

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

ADDRESS: 16711 Oak Park Avenue a/k/a 16703-16745 S. Oak Park Avenue, Tinley Park, Illinois 60477

PIN(S): 28-30-201-013-0000

LEGAL DESCRIPTION:

LOT 14 (EXCEPT THE WEST 125 FEET OF THE NORTH 133 FEET MEASURED ON THE RESPECTIVE WEST AND NORTH LINES) IN PLAT OF SUBDIVISION OF THE HERETOFORE LOTS 14 TO 40 INCLUSIVE, IN BLOCK 3, ALSO THE PUBLIC WALK BETWEEN LOTS 23 AND 24 AND THE PUBLIC ALLEY BETWEEN LOTS 32 TO 40 INCLUSIVE IN BLOCK 3 ALSO BROAD STREET, FROM THE EAST LINE OF OAK PARK AVENUE TO THE SOUTH LINE OF 167TH STREET ALL IN PARKSIDE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ (EXCEPT THE SOUTH 330 FEET OF THE WEST 330 FEET THEREOF) OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.