

UNOFFICIAL COPY



Doc# 1631434060 Fee \$54.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 11:23 AM PG: 1 OF 9

(This Space for Recording Use Only)

THIS DOCUMENT SHOULD BE RETURNED TO AFTER RECORDING:

WALGREEN CO.

104 Wilmot Road, MS 1432

Deerfield, Illinois 60015

Real Estate Law Department

Store #4540/Lease ID # _____

Prepared by:

BECKERGURIAN

513 Central Ave.

Highland Park, IL 60035

Att: Jeffrey B. Gurian, Esq.

847-433-2442

Stewart Title NTS - Chicago
10 S. Riverside Plaza, Suite 1450
Chicago, IL 60606
PH: 312-849-4400
File No: 16000034813

4 of 5

SUBORDINATION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT made in multiple copies as of the 14th day of ~~October~~ ^{NOVEMBER}, 2016 by and between Starwood Mortgage Capital LLC, a Delaware limited liability company ("Mortgagee"), CS Loan Pool VII LLC, a Delaware limited liability company ("Landlord") and Bond Drug Company of Illinois LLC ("Tenant");

WITNESSETH:

WHEREAS, Mortgagee is the holder of a Note in a loan amount up to \$24,519,000, secured by a Mortgage or Deed of Trust ("Mortgage") dated ~~October~~ ^{November} 1, 2016, recorded on November 9, 2016, as document number 1631434058 in Book _____, at Page _____, in the Official Records of Cook County, State of IL, covering the property legally described on Exhibit "A" attached hereto and made a part hereof;

WHEREAS, by Lease dated January 11, 2002 ("Lease"), recorded by Memorandum of Lease on February 1, 2002 as Document No. 0020138035, in the Official Records of Cook

CCRD REVIEWER

UNOFFICIAL COPY

County, State of IL, Landlord, as successor lessor to CORNERSTONE III, LLC and Cornerstone Leased Drug Stores, LLC, leased to Tenant, as lessee, the property located at 901 W. Touhy, Park Ridge, IL and 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 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

UNOFFICIAL COPY

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 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

UNOFFICIAL COPY

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 Section 5 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 Section 5 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 Section 5 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 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: Starwood Mortgage Capital LLC
4064 Colony Road, Suite 410
Charlotte, NC 28211
Att: Leslie K. Fairbanks, Contract Finance

If to Tenant: 104 Wilmot Road, MS 1432

UNOFFICIAL COPY

Deerfield, Illinois 60015

If to Landlord: CS Loan Pool VII LLC
c/o Newcastle Properties, LLC
1030 West Higgins Road, Suite 360
Park Ridge, IL 60068
Att: John E. Gross

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. Tenant agrees that the right of first refusal shall not apply to Successor Landlord through a foreclosure, deed-in-lieu of foreclosure or any other enforcement action under the Mortgage; provided, however, such right of first refusal shall apply to subsequent purchasers of the Leased Premises. It is the express intention of Landlord and Tenant that the acquisition by either party of the right, title, interest and estate of the other party in and to the Leased Premises shall not result in termination or cancellation of the Lease by operation of the principle of merger of estates or otherwise, notwithstanding any applicable law to the contrary.

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 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.

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

(Signature Pages to follow)

UNOFFICIAL COPY

TENANT:

Bond Drug Company of Illinois LLC

By: [Signature]
Name: Richard Steiner
Title: Director

STATE OF ILLINOIS

§

COUNTY OF LAKE

§

On this 11th day of OCTOBER, 2016, before me appeared Richard Steiner, to me personally known, who, being by me duly sworn, did say that he/she is the Director of Bond Drug Company of Illinois, and that said instrument was signed in behalf of said corporation by authority of its board of directors, and said Director acknowledged said instrument to be the free act and deed of said corporation.

(Seal)

[Signature: Lisette Moreno]
Notary Public

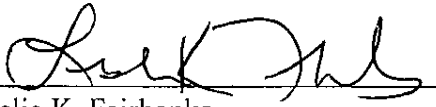
My term expires:



UNOFFICIAL COPY

MORTGAGEE:

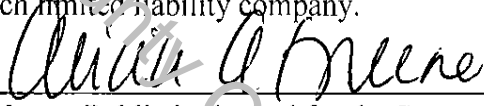
STARWOOD MORTGAGE CAPITAL LLC,
a Delaware limited liability company

By: 
Name: Leslie K. Fairbanks
Title: Executive Vice President

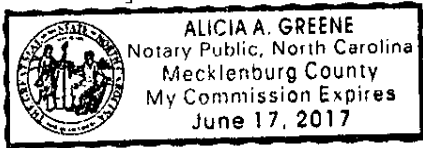
ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA §
 §
COUNTY OF MECKLENBURG §

The instrument was acknowledged before me on October 25, 2016, by Leslie K. Fairbanks, the Executive Vice President of Starwood Mortgage Capital LLC, a Delaware limited liability company, and on behalf of such limited liability company.


Notary Public in and for the State of North Carolina
My Commission Expires: 6/17/2017

[NOTARY SEAL]

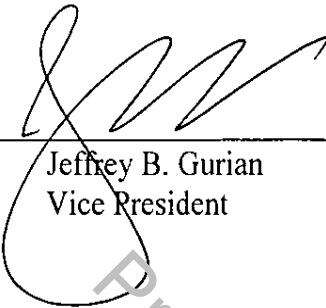


(Seal)

UNOFFICIAL COPY

LANDLORD

CS Loan Pool VII LLC, a Delaware limited liability company

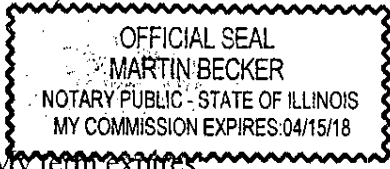
By: 

Jeffrey B. Gurian
Vice President

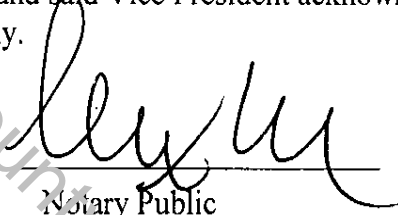
STATE OF ILLINOIS §
 §
COUNTY OF COOK §

On this 27 day of October, 2016, before me appeared Jeffrey B. Gurian, to me personally known, who, being by me duly sworn, did say that he is the Vice President of CS Loan Pool VII LLC, a Delaware limited liability company and that said instrument was signed in behalf of said company by authority of its members, and said Vice President acknowledged said instrument to be the free act and deed of said company.

(Seal)



My term expires: _____



Notary Public

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

STORE # 4540

LEGAL DESCRIPTION:

Lot 1 in Gribart Park Subdivision, being a resubdivision of Lots 1 to 8 in Block 1 and Lots 1 to 6 and the East 25 Feet of Lot 7 in Block 2 in Union Addition to Park Ridge in Section 35, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, together with that part of vacated Clifton Avenue lying West of and adjoining Lot 8 in Block 1 and East of and adjoining Lot 1 in Block 2 of Parcel 1, aforesaid.

PIN: 09-35-104-017-0000

CFA: 901 W. Touhy Ave., Park Ridge, IL 60068

807