

UNOFFICIAL COPY

Doc#: 1634917056 Fee: \$64.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2016 11:41 AM Pg: 1 of 9

TYPE OF DOCUMENT:

SUBORDINATION FORM AGREEMENT

PREPARER INFORMATION:

Harrison Kleinman, Esq.
Kriss & Feuerstein LLP
360 Lexington Avenue, Suite 1200
New York, NY 10017

RETURN DOCUMENT TO:

Richard M. Cohan, Esq.
Robinowitz Cohan Dubow & Doherty LLP
199 Main Street, Suite 500
White Plains, New York 10601

PIN:

13-32-400-062-0000 Vol. 367
13-32-400-063-0000 Vol. 367
13-32-400-068-0000 Vol. 367

Address:

1819 N. Major Avenue, Chicago, IL 60639

UNOFFICIAL COPY

SUBORDINATION FORM AGREEMENT

NOW COMES CLA COMM MAJOR LLC, an Illinois limited liability company, the owner for the real estate commonly known as 1819 North Major Avenue, Chicago, Illinois 60639, and hereby represents unto the City of Chicago, that it will complete or cause to be completed all repairs to said real estate as more fully set forth in case number 16M1-401140, being a complaint filed by the City of Chicago relating to building violations existing in and upon said real estate, which complaint is presently pending in the Circuit Court of Cook County, Illinois.

That in consideration of the Affidavit of Mr. Parvinder Chopra, the Manager of CLA COMM MAJOR LLC, this day presented to the City of Chicago, the City of Chicago shall subordinate case 16M1-401140 to the lien of Cedar Hill Holdings, LLC ("Lender") in the principal amount of \$2,250,000.00 for the purpose of permitting First American Title Insurance Company ("Title Company") to waive the title objection specified in its Commitment for Title Insurance number 3020-819655113 relating to the building violations suit heretofore filed by the City of Chicago as case number 16M1-401140 in the Circuit Court of Cook County, Illinois, which suit pertains to the real estate commonly known as 1819 North Major Avenue, Chicago, Illinois 60639, which real estate is legally described in Exhibit "A" attached hereto and made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

COOK County Clerk's Office

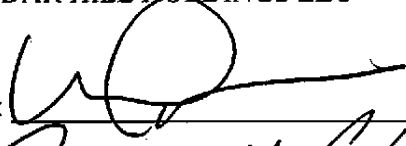
UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigneds have executed this Subordination Form Agreement as of this 9th day of December, 2016.

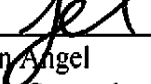
CLA COMM MAJOR LLC

By: 
Parvinder Chopra, Manager

CEDAR HILL HOLDINGS LLC

By: 
Its: Richard M. Cohen,
General Counsel,
Authorized
Signatory

Stephen Patton, #90909
Corporation Counsel
Attorney for Plaintiff

By: 
Glenn Angel
Senior Counsel
30 N. LaSalle Street, Suite 700, Chicago, IL 60602

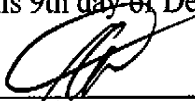
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, **DOES HEREBY CERTIFY** that Parvinder Chopra, the Member of CLA COMM MAJOR LLC, an individual who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of December, 2016.



Notary Public

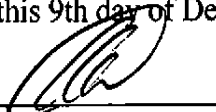
My Commission Expires:

STATE OF NEW YORK)
) SS.
COUNTY OF NEW YORK)

KENNETH R. WONG
Notary Public, State of New York
No. 01WO4967932
Qualified in New York County
Commission Expires 06-11-18

The undersigned, a Notary Public in and for the said County, in the State aforesaid, **DOES HEREBY CERTIFY** that Parvinder Chopra, the General Counsel of CEDAR HILL HOLDINGS LLC, an individual who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 9th day of December, 2016.



Notary Public

My Commission Expires:

KENNETH R. WONG
Notary Public, State of New York
No. 01WO4967932
Qualified in New York County
Commission Expires 06-11-18

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 156.05 FEET TO A POINT ON A LINE 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, 87.77 FEET TO A POINT ON THE EAST LINE OF AN EASEMENT FOR A PRIVATE STREET PER DOCUMENT NO. 13682555; THENCE NORTH 0 DEGREES 09 MINUTES 29 SECONDS WEST, ALONG SAID EAST LINE, 326.18 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 31 SECONDS EAST, 0.86 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 23.73 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 136.15 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF FEE SIMPLE ECONOMY 1 PARCEL FOR PRIVATE STREET 50 FEET IN WIDTH, COMMONLY KNOWN AS NORTH MAJOR AVENUE, AS SET FORTH IN DEEDS RECORDED AS DOCUMENTS NO. 12417835, 13655073, 15923934 AND, PARTICULARLY, 16716054, WHICH SAID PRIVATE STREET EXTENDS OVER THE PREMISES DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET WIDE IN SAID LOT 2 OF KEENEY INDUSTRIAL DISTRICT, THE CENTER LINE OF SAID 50 FOOT STRIP COMMENCING AT A POINT IN A LINE 932.24 FEET EAST OF THE AND PARALLEL TO THE WEST LINE OF LOTS 3 AND 4 IN SAID KEENEY INDUSTRIAL DISTRICT, WHICH SAID POINT IS 643.07 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG SAID PARALLEL LINE 643.07 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 2, AND CONNECTS WITH BLOOMINGDALE AVENUE.

PARCEL 3:

THAT PART OF LOTS 1 AND 2 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS' DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE), SAID POINT BEING 41.0 FEET SOUTH OF THE

UNOFFICIAL COPY

NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST (ASSUMED BEARING), PARALLEL WITH THE NORTH LINE OF SAID LOT 2, 47.90 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 29 SECONDS EAST, 10.0 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 54 SECONDS EAST, 188.75 FEET; THENCE SOUTH 0 DEGREES 15 MINUTES 02 SECONDS WEST, 66.0 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 0.45 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 129.52 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 18 SECONDS WEST, 41.96 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 03 SECONDS EAST, 98.42 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 57 SECONDS EAST, 153.53 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 147.10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 492.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE SOUTH 0 DEGREES 14 MINUTES 39 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 155.94 FEET TO A POINT THAT IS 165.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 42 MINUTES 47 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 492.14 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 57 SECONDS WEST, 156.05 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

SPRINKLER EASEMENT:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF ECONOMY 1 PARCEL AND ECONOMY 2 PARCEL FOR MAINTENANCE, OPERATION AND IMPROVEMENT OF THE SPRINKLER/FIRE ATTENUATION SYSTEM AS CREATED BY THE SPRINKLER MAINTENANCE AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND 1819 N. MAJOR LLC RECORDED SEPTEMBER 29, 2006 AS DOCUMENT NO. 062723 (087) AND THE AMENDMENT THERETO WITH P & E COMMERCIAL PROPERTIES, LLC, RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 0722722028 AND THE SECOND AMENDMENT THERETO WITH ECONOMY, INC. RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031049.

PARCEL 5:

ECONOMY PARKING AREA:

THAT PART OF LOTS 2 AND

3 IN KEENEY INDUSTRIAL DISTRICT (BEING AN OWNERS'

DIVISION) IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE DRAWN PARALLEL WITH AND 859.34 FEET EAST OF THE WEST LINE OF LOT 3 IN SAID KEENEY INDUSTRIAL DISTRICT (SAID WEST LINE OF LOT 3 BEING THE EAST LINE OF MONITOR AVENUE) SAID POINT BEING 41.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 0 DEGREES 13 MINUTES 46 SECONDS WEST, 13.45 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 26 SECONDS WEST, 353.12 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 16.0 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST, 230.25 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 55 SECONDS WEST, 113.01 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 18 SECONDS WEST, 250.52 FEET; THENCE NORTH 75 DEGREES 08 MINUTES 25 SECONDS WEST, 64.38 FEET; THENCE NORTH 69 DEGREES 45 MINUTES 08 SECONDS WEST, 82.52 FEET; THENCE SOUTH 51 DEGREES 40 MINUTES 28 SECONDS WEST, 34.93 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 485.52 FEET, AN ARC LENGTH OF 89.41 FEET; THENCE NORTH 41 DEGREES 03 MINUTES 20 SECONDS EAST, 34.0 FEET; THENCE NORTH 5 DEGREES 29 MINUTES 04 SECONDS EAST, 16.39 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 26 SECONDS EAST, 225.71 FEET TO THE

UNOFFICIAL COPY

POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM PARCEL 5 THAT PART OF THE LAND CONVEYED TO KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP BY QUIT CLAIM DEED RECORDED MARCH 17, 2009 AS DOCUMENT NO. 0907629025.

PARCEL 6:

EASEMENT FOR ACCESS FROM PARCEL 1 AND PARCEL 3 TO PARCEL 5 AS CREATED BY EASEMENT AGREEMENT BETWEEN KOLMAR/GOLDSTEIN FAMILY LIMITED PARTNERSHIP AND ECONOMY, INC. RECORDED SEPTEMBER 7, 2007 AS DOCUMENT NO. 0725031050.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT

Parvinder Chopra, Manager of CLA COMM MAJOR LLC, an Illinois limited liability company, being first duly sworn under oath alleges and states as follows:

1. Affiant is the Manager of CLA COMM MAJOR LLC, an Illinois limited liability company, which limited liability company is the owner of property commonly known as 1819 North Major Avenue, Chicago, IL 60639, and legally described in Exhibit A attached hereto and made a part hereof (the "Property,")

2. Cedar Hill Holdings LLC has committed to grant affiant a loan in the principal amount of \$2,250,000.00 to be secured by a first mortgage lien on the Property.

3. CLA COMM MAJOR LLC will use a portion of the proceeds from the aforementioned loan not to exceed \$2,250,000.00 to complete all repairs to said real estate as more fully set forth in case number 16M1-401140.

Signed and sworn to before me

By:

CLA COMM MAJOR LLC



Parvinder Chopra, Member

on this 17th day of December, 2016

Notary Public, _____, New York

KENNETH R. WONG
Notary Public, State of New York
No. 01WO4967932
Qualified in New York County
Commission Expires 06-11-18