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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/26/2017 09:46 AM Pg: 1 of 5

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1607923407
Jebber*

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Bank of America, N.A.
Doc Retention Center
NC1-001-05-13
One Independence Center
101 North Tryon St
Charlotte, NC 28255-0001

Attn.: Loan Administration

Loan No: 23-0000261019

THIS DOCUMENT PREPARED BY:
B. Moran, Document Administrator
Bank of America, N.A.
Doc Retention Center
NC1-001-05-13
One Independence Center
101 North Tryon St
Charlotte, NC 28255-0001

CT/C

Space above for Recorder's Use

SUBORDINATION AGREEMENT - LEASE

This Agreement is made as of April 24, 2017, by and among CHICAGO WHEEL SERVICE, INC. ("Lessee") and WOLF FAMILY ENTERPRISES, LLC ("Lessor") in favor of Bank of America, N.A. ("Bank").

Factual Background

A. Lessor and Lessee have entered into a lease agreement dated as of April 14, 2017 ("Lease"), covering certain premises located at 1001 Morse Avenue, Elk Grove Village, IL 60007 ("Property"). The Property is more particularly described in Exhibit A attached hereto and incorporated herein.

B. Bank is the mortgagee under two (2) Mortgages, Assignment of Rents, Security Agreement and Fixture Filing ("Mortgage"), dated as of April 24, 2017, which Mortgage will be recorded concurrently herewith in the Official Records of Cook County, Illinois, encumbering the Property. The Mortgage secures certain obligations to Bank as more particularly described therein (the "Secured Obligations").

C. It is a condition to Bank's extending the Secured Obligations that the lien of the Mortgage shall at all times be senior and prior to the interest of Lessee under the Lease.

Ref #: 1002531681 : - Wolf Family Enterprises, LLC
Illinois Lease Subordination Agreement

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Agreement

Therefore, Lessor and Lessee agree for the benefit of Bank as follows:

1. The lien of the Mortgage, and any renewals, extensions, modifications and supplements thereto, shall unconditionally be and remain at all times a lien or charge on the Property prior and superior to the Lease, to the leasehold estate created thereby, and to all rights and privileges of Lessee thereunder.

2. The Bank would not extend the Secured Obligations without this Subordination Agreement.

3. Lessee consents to and approves of all provisions of the Secured Obligations and the Mortgage, as the same may be amended from time to time.

4. Lessee intentionally and unconditionally waives, relinquishes and subordinates its interests under the Lease in favor of the lien of the Mortgage and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, a specific loan or other credit accommodation will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.

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


LESSEE:

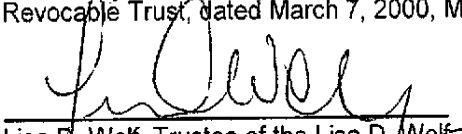
CHICAGO WHEEL SERVICE, INC..

By: 
George H. Wolf, President

LESSOR:

WOLF FAMILY ENTERPRISES, LLC

By: 
George H. Wolf, Trustee of the George H. Wolf Revocable Trust, dated March 7, 2000, Member

By: 
Lisa D. Wolf, Trustee of the Lisa D. Wolf Revocable Trust, dated March 7, 2000, Member

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LESSEE:

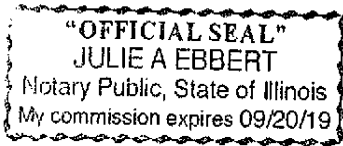
ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF DuPage) SS.

This instrument was acknowledged before me on April 24 2017 by
George H. Wolf as President (date)
(name/s of person/s) (type of authority, e.g., officer, trustee, etc)
of Chicago Wheel Service Inc
(name of party on behalf of whom the instrument was executed)

Julie A. Ebbert
Notary Public

(Seal)



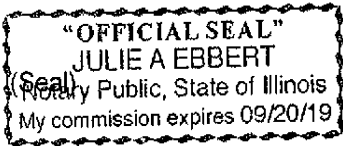
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LESSOR:

ACKNOWLEDGMENT

STATE OF ILLINOIS)
COUNTY OF DeKalb) SS.

This instrument was acknowledged before me on April 24 2017 by
George H. Wolf Trustee* as _____ (date)
(name/s of person/s) (type of authority, e.g., officer, trustee, etc)
of _____
(name of party on behalf of whom the instrument was executed)



Julie A. Ebbert
Notary Public

* of the George H. Wolf Revocable Trust, dated March 7, 2000 member

of Lisa D. Wolf Trustee of the Lisa D. Wolf Revocable Trust dated March 7, 2000 member

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EXHIBIT A

LOT 53 IN CENTEX INDUSTRIAL PARK UNIT 28 BEING A SUBDIVISION OF SECTION 34,
TOWNSHIP 41 NORTH RANGE 11, IN COOK COUNTY, ILLINOIS ACCORDING TO THE
PLAT THEREOF RECORDED SEPTEMBER 7, 1965 AS DOCUMENT 19580058.

Street Address of Property: 1001 Morse Avenue, Elk Grove Village, Illinois 60007

PIN: 08-34-308-002-0000

Ref #: 1002531681 : - Wolf Family Enterprises, LLC
Illinois Lease Subordination Agreement