

# UNOFFICIAL COPY



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PREPARED BY:  
PATTERSON & ROLLINS, LLC  
Christopher Kurtz  
2401 W. White Oaks Dr.  
Springfield, IL 62704

Doc# 1727719052 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/04/2017 02:39 PM PG: 1 OF 3

WHEN RECORDED MAIL TO:  
PATTERSON & ROLLINS, LLC  
Christopher Kurtz  
2401 W. White Oaks Dr.  
Springfield, IL 62704

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## Subordination of Real Estate Lease

This Subordination Agreement dated 8/1/17 relates to the Lease, the second amendment of which is dated May, 2017 ("Lease") between Mako Properties, Inc. who assigned to 2701 Industrial, LLC who assigned to Cabworks Custom Elevators, LLC ("Landlord") and Move-tastic, Inc. ("Tenant").

Growth Corporation, an Illinois Not for Profit Corporation and a Certified Development Company of the U.S. Small Business Administration, ("GC") whose address is 2401 West White Oaks Drive, Springfield, IL 62704, is making a loan to 2701 Industrial, LLC to benefit Cabworks Custom Elevators, LLC, the majority of which will go to pay down part of the loan already provided by First Midwest Bank. Said loan will be secured in part by a Mortgage dated August 22, 2017 and recorded in Cook County on August 25, 2017 as document number 1723729043 assigned to SBA dated and recorded the same days as document 1723729044 and Assignment of Leases and Rents dated and recorded the same days as document 1723729045 and Assignment of Leases and Rents on the property commonly known as 3100 North Tripp Avenue, Chicago, IL 60641. The Mortgage to GC will be in junior lien position behind the mortgage to First Midwest Bank.

**Now Therefore**, Lessee hereby agrees that Lessee subordinates its rights and interest in the Lease to the above mentioned Mortgage and Assignment of Leases and Rents to GC, which will be assigned to the SBA.

Lessee agrees that it will, within ten (10) days after demand in writing, execute and deliver whatever instruments may be required to make the Lease subordinate.

LESSEE: MOVE-TASTIC, INC.

By: Peter Horvath, President

Bh

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## EXHIBIT "A"

### PARCEL 1:

LOTS 3 TO 10 BOTH INCLUSIVE, AND THE EAST 10 FEET OF LOT 2 IN JOHN NELSON'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 1 OF CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF LOTS 7 AND 8 IN BLOCK 2 OF SAID CUSHING'S SUBDIVISION LYING EASTERLY OF THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; TOGETHER WITH ALL THOSE PARTS OF NORTH KENOSHA AVENUE AND WEST BARRY AVENUE VACATED BY ORDINANCE OF THE CITY OF CHICAGO PASSED NOVEMBER 18, 1959 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY AS DOCUMENT 17782232, LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 7 IN BLOCK 2 IN CUSHING'S SUBDIVISION AFORESAID TO THE NORTHWEST CORNER OF LOT 12 IN NELSON'S SUBDIVISION AFORESAID, EASTERLY OF THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, WEST OF THE EAST LINE OF LOT 6, EXTENDED SOUTH IN NELSON'S SUBDIVISION AFORESAID, AND NORTH OF A LINE PARALLEL TO THE SOUTH LINE OF LOTS 6 AND 7 AND THE SOUTH LINE OF SAID LOT 7 EXTENDED WEST IN NELSON'S SUBDIVISION AFORESAID AND EXTENDING FROM THE EAST LINE OF LOT 6, EXTENDED SOUTH, IN NELSON'S SUBDIVISION AFORESAID TO THE EASTERLY LINE OF THE RIGHT-OF-WAY OF SAID RAILROAD COMPANY, SAID LINE BEING DRAWN FROM A POINT 41 FEET SOUTH OF AND MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF LOT 6 IN NELSON'S SUBDIVISION AFORESAID.

### PARCEL 2

THAT PART OF A STRIP OF LAND 15.0 FEET WIDE COMPRISED OF PARTS OF LOTS 7 AND 8 IN BLOCK 2 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF WEST BARRY AVENUE AND NORTH KENOSHA AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE NORTH LINE OF LOT 7, AFORESAID, SAID POINT OF INTERSECTION BEING 55.53 FEET WEST OF THE NORTHEAST CORNER OF LOT 7, AS MEASURED ALONG THE NORTH LINE OF LOT 7; THENCE SOUTHEASTERLY AT AN ANGLE OF 69 DEGREES 44 MINUTES 35 SECONDS WITH THE NORTH LINE OF LOT 7, AND ALONG THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY, 201.88 FEET TO A LINE 41.0 FEET (MEASURED AT RIGHT ANGLES) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF LOT 8, AFORESAID, THENCE WEST ALONG SAID PARALLEL LINE 15.99 FEET TO A LINE 15.0 FEET (MEASURED AT RIGHT ANGLES) SOUTHWEST OF AND PARALLEL WITH THE EASTERLY LINE OF THE RAILROAD RIGHT OF WAY, AFORESAID; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE 201.88 FEET TO THE NORTH LINE OF LOT 7, AFORESAID; THENCE EAST ALONG SAID NORTH LINE 15.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE NORTH 50 FEET ONLY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE HEREINAFTER REFERRED TO AS PARCEL "B": A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF PART OF THE RIGHT OF WAY 200 FEET WIDE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY TOGETHER WITH ALL OF LOT 1 IN BLOCK 5 OF CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH ALL OF LOTS 25 TO 29 INCLUSIVE, PARTS OF LOTS 30 TO 33, INCLUSIVE, ALL OF LOTS 34 TO 42, INCLUSIVE, AND ALL OF VACATED 9 FOOT ALLEY LYING EAST OF AND ADJOINING SAID LOTS 25

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TO 33, INCLUSIVE, AND LYING WEST OF AND ADJOINING SAID LOTS 34 TO 42, INCLUSIVE, IN KROFF AND FINCH'S SUBDIVISION OF LOTS 2, 3 AND 4 IN BLOCK 5 AND LOTS 1, 2, 3 AND 4 IN BLOCK 6 OF SAID CUSHING'S SUBDIVISION; TOGETHER WITH PARTS OF LOTS 5, 6, 7 AND 8 IN BLOCK 5 OF SAID CUSHING'S SUBDIVISION AND TOGETHER WITH ALL THOSE PARTS OF NORTH KENOSHA AVENUE AND WEST BARRY AVENUE VACATED BY ORDINANCE OF THE CITY OF CHICAGO PASSED NOVEMBER 18, 1959 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 17782232 LYING SOUTH OF A LINE DRAWN 41 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF LOTS 6 AND 7 IN JOHN NELSON'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 1 OF SAID CUSHING'S SUBDIVISION; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY LINE OF KEARSARGE AVENUE SAID WESTERLY STREET LINE LSO BEING THE WESTERLY LINE OF RIGHT-OF-WAY 200 FEET WIDE OF SAID CHICAGO, MILWAUKEE, ST, PAUL AND PACIFIC RAILROAD COMPANY AT THE POINT OF INTERSECTION OF SAID WESTERLY STREET LINE WITH EASTWARD EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 5 IN SAID CUSHING'S SUBDIVISION, THENCE NORTHWESTERLY ALONG SAID WESTERLY STREET LINE 54.06 FEET TO THE EAST LINE OF THE SAID LOT 8, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 2.78 FEET, THENCE NORTH 19 DEGREES 41 MINUTES 40 SECONDS WEST 97.92 FEET TO A POINT ON THE WEST LINE OF THE EAST 33 FEET OF LOT 7 IN BLOCK 5, 9 FEET SOUTH (AS MEASURED ALONG THE WEST LINE OF THE EAST 33 FEET OF SAID LOT 7) OF THE NORTH LINE OF SAID LOT 7, THENCE NORTH 9 FEET ALONG THE WEST LINE OF THE EAST 33 FEET OF SAID LOT 7 TO THE NORTH LINE OF SAID LOT 7, THENCE NORTH ALONG THE WEST LINE OF NORTH TRIPP AVENUE 445 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN SAID BLOCK 5; THENCE CONTINUING NORTH ALONG THE WEST LINE OF NORTH TRIPP AVENUE AS EXTENDED 25 FEET MORE OR LESS TO A POINT ON A LINE DRAWN 41 FEET SOUTH (MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF LOTS 6 AND 7 IN JOHN NELSON'S SUBDIVISION OF LOTS 7 AND 8 IN BLOCK 1 IN CUSHING'S SUBDIVISION OF THE WEST 50 ACRES OF THE NORTH 120 ACRES OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST ALONG SAID LINE DRAWN 41 FEET SOUTH OF THE SOUTH LINE OF LOTS 6 AND 7 OF NELSON'S SUBDIVISION AFORESAID, 262.29 FEET MORE OR LESS TO THE NORTHEASTERLY RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST, PAUL AND PACIFIC RAILROAD COMPANY; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE MILWAUKEE RAILROAD TO A POINT ON THE WEST LINE OF BLOCK 5 OF CUSHING'S SUBDIVISION WHICH IS 122.65 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 5, THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 5, A DISTANCE OF 79.35 FEET TO A POINT ON SAID WEST LINE OF BLOCK 5 WHICH IS DISTANT 202 FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK 5 THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE 172.98 FEET TO A POINT WHICH IS 58.69 FEET MEASURED, PERPENDICULARLY EAST FROM THE WEST LINE OF SAID BLOCK 5, THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE 44.19 FEET TO A POINT WHICH IS 85.54 FEET MEASURED PERPENDICULARLY EAST FROM THE WEST LINE OF SAID BLOCK 5, THENCE SOUTHEASTWARDLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 975.95 FEET, A DISTANCE OF 77.73 FEET TO A POINT WHICH IS 108.02 FEET MEASURED PERPENDICULARLY EAST FROM THE WEST LINE OF SAID BLOCK 5, THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE 64.01 FEET TO A POINT WHICH IS 137.07 FEET MEASURED PERPENDICULARLY EAST FROM THE WEST LINE OF SAID BLOCK 5, THENCE SOUTHEASTWARDLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 2614.01 FEET, A DISTANCE OF 68.88 FEET TO A POINT ON THE SOUTH LINE OF LOT 8 IN SAID BLOCK 5 WHICH IS 167.52 FEET EAST FROM THE SOUTHWEST CORNER OF SAID BLOCK 5, THENCE EAST ALONG THE SOUTH LINE OF LOT 8 IN SAID BLOCK 5 A DISTANCE OF 92.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3100 N. TRIPP AVENUE, CHICAGO, ILLINOIS 60641  
 PIN: 13-27-202-005-0000, 13-27-202-008-0000, 13-27-203-011-0000 AND 13-27-211-010-0000