

UNOFFICIAL COPY

908-11

1808336 WS

This document was prepared by,
and after recording, return to:

Aaron Zarkowsky, Esq.
Howard & Howard Attorneys
200 S. Michigan Ave. #1100
Chicago, IL 60604

Permanent Tax Index Numbers:

02-01-300-024-0000
02-01-300-025-0000

Property Address:

1000 & 1002 Dundee Road,
Palatine, Illinois



1816316033

Doc# 1816316033 Fee \$56.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/12/2018 11:33 AM PG: 1 OF 10

This space reserved for Recorders use only.

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT dated as of June 6, 2018 (the "Agreement"), is executed by and among **Wintrust Bank**, an Illinois banking corporation ("Lender"), **KC 1000, LLC**, an Illinois limited liability company (the "Landlord"), and **Wireless Vision, LLC, d/b/a "T-Mobile"**, a Michigan limited liability company (the "Tenant").

RECITALS:

A. The Lender is the mortgagee under that certain Construction Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated as of even date herewith, to be recorded concurrently herewith (the "Mortgage"), which Mortgage encumbers the Real Estate (as hereinafter defined).

B. The Tenant has entered into that certain lease agreement dated January 17, 2018 with the Landlord (the "Lease Agreement", the Lease Agreement, together with all amendments and modifications thereof, being collectively referred to herein as the "Lease"), pursuant to which the Tenant has leased certain premises (the "Leased Premises") consisting of approximately 1,750 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.

Y
S
P
S
S
INT

UNOFFICIAL COPY

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

A G R E E M E N T S:

1. **Recitals, Exhibits and Definitions.** The foregoing recitals and all exhibits and schedules attached hereto are hereby made a part of this Agreement. The capitalized terms not otherwise defined herein shall have the meanings provided in the Mortgage or the Lease, as the context requires.

2. 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.

3. 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.

4. 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.

5. 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.

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

UNOFFICIAL COPY

(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.

7. 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 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.

8. 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);

UNOFFICIAL COPY

(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 or other deposits 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;

(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.

9. Any notices, communications and waivers under this Agreement shall be in writing and shall be (a) delivered in person, (b) mailed, postage prepaid, either by registered or certified mail, return receipt requested, or (c) by overnight express carrier, addressed in each case as follows:

To the Lender

Wintrust Bank
231 S. LaSalle St.
Chicago, IL 60604
Attn: Kevin Lichterman

With a copy to:

Aaron B. Zarkowsky

UNOFFICIAL COPY

Howard & Howard Attorneys
 200 S. Michigan Ave. #1100
 Chicago, IL 60604
 Direct: 312.456.3661
 Fax: 312.939.5617
 Email: abz@h2law.com

To the Landlord: KC 1000, LLC
 350 West Hubbard Street, Suite 620,
 Chicago, Illinois 60654

With a copy to: GLENN T. GARFINKEL
 Timm & Garfinkel, LLC
 770 Lake Cook Rd.
 Suite 150
 Deerfield, IL 60015
ggarfinkel@ltglegal.com
 direct dial (847) 236-0502

To the Tenant: Kevin Denha, Real Estate Manager
 40700 Woodward Ave., Ste. 250
 Bloomfield Hills, Michigan 48304

With a copy to: Marc C. Swoish
 Dean & Fulkerson
 801 W. Big Beaver Road, Fifth Floor
 Troy, Michigan 48064

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.

10. 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.

11. 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 are

UNOFFICIAL COPY

entitled to rely upon the provisions hereof. This Agreement shall be governed by the laws of the State of Illinois.

12. This Agreement may be executed in multiple counterparts and all of such counterparts together shall constitute one and the same Agreement.

(Signature Page Follows)


Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and Attornment Agreement the day and year first above written.

LANDLORD:

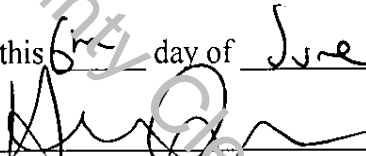
KC 1000, LLC an Illinois limited liability company

By: 
Name: Adam Firsel
Title: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF Lake)

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Firsel, the Manager, of KC 1000, LLC an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her 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 6th day of June, 2018.


Notary Public

My Commission Expires:




UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and Attornment Agreement the day and year first above written.

TENANT:

Wireless Vision, LLC, a
Michigan limited liability corporation

By: 
Name: **Michael Lakich**
Title: **Senior Vice President of Real Estate**

~~STATE OF ILLINOIS~~)
MICHIGAN)
) SS.
COUNTY OF OAKLAND

The undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Lakich, the Sr. V.P. of Real Estate, of Wireless Vision, LLC, a Michigan limited liability corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her 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 30th day of MAY, 2018


Notary Public

My Commission Expires:

May 22, 2020

LAVA FRANCIS
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES May 22, 2020
ACTING IN COUNTY OF Oakland



Signature Page to
Subordination, Non-Disturbance and Attornment Agreement

UNOFFICIAL COPY

IN WITNESS WHEREOF, the parties hereto have executed this Subordination, Non-Disturbance and Attornment Agreement the day and year first above written.

LENDER:

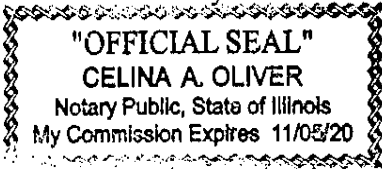
Wintrust Bank, an Illinois banking corporation

By: [Signature]
Name: Kevin Lichterman
Title: Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Lichterman, the Vice President of Wintrust Bank, an Illinois banking corporation, as trustee as aforesaid, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said banking association, as trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of June, 2018.



[Signature]
Notary Public

My Commission Expires: 11/20/20

UNOFFICIAL COPY

EXHIBIT "A"

Property Address:

1000 & 1002 Dundee Road,
Palatine, Illinois

PINS:

02-01-300-024-0000

02-01-300-025-0000

PARCEL 1: LOTS 1 AND 2 OF THE FINAL PLAT OF SUBDIVISION OF KC 1000 SUBDIVISION DATED 10-5-17 AND RECORDED ON 10/12/18 AS DOCUMENT NO. 1810310020 BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS AS PER PLAT OF EASEMENT OF PARTS 1, 2, AND 3 in KC 1000, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF EASEMENT DATED _____ AND RECORDED ON 10/12/18 AS DOCUMENT NO. 1810310028

PARCEL 3: RECIPROCAL EASEMENT AGREEMENT ENTERED INTO ON MARCH 20, 2018 BETWEEN KC 1000, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ("PARCEL A OWNER") AND DON-A-BAT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY ("PARCEL B OWNER") RECORDED ON 10/12/18 AS DOCUMENT NO. 1810310029