


# UNOFFICIAL COPY

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Bank of America, N.A.

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\*1826910136\*

Doc# 1826910136 Fee \$48.25

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KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2018 03:06 PM PG: 1 OF 5

Attn.: Loan Administration

Loan No: 36926

THIS DOCUMENT PREPARED BY:  
Paul Tobierre  
Document Administrator

Bank of America, N.A.  
Waltham - Attn: Notice Desk  
MA6-536-05-06  
1025 Main Street  
Waltham, MA 02451

Space above for Recorder's Use

## SUBORDINATION AGREEMENT - LEASE

This Agreement is made as of August 24, 2018, by and among Real ID, Inc. ("Lessee") and Telic Assets, 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 July 1, 2018 ("Lease"), covering certain premises located at 6444 N. Ridgeway Avenue, Lincolnwood, IL 60712-4028 ("Property"). The Property is more particularly described in Exhibit A attached hereto and incorporated herein.

B. Bank is the mortgagee under a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing ("Mortgage"), dated as of August 24, 2018, 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.

### Agreement

Ref #: 1002857166 : - Telic Assets, LLC  
Illinois Lease Subordination Agreement

S	<u>Y</u>
P	<u>5</u>
S	<u>N</u>
M	<u>Y</u>
SC	<u>Y</u>
E	<u>Y</u>
INT	<u>De</u>

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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.

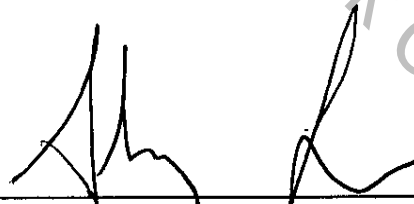
3. Lessee consents to and approves of all provisions of the Secured Obligations and the Mortgage, as the same may be amended from time to time.

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:

Real ID, Inc.

By:   
\_\_\_\_\_  
Shmarya Levin, President/Secretary

LESSOR:

Telic Assets, LLC

By:   
\_\_\_\_\_  
Shmarya Levin, Member

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LESSEE:

## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

This instrument was acknowledged before me on 08/29/2018 by  
SHARYA DEVIN as President/Secretary (date)  
(name/s of person/s) (type of authority, e.g., officer, trustee, etc)  
of REAL ID INC.  
(name of party on behalf of whom the instrument was executed)

K. N. Darji  
Notary Public



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LESSOR:

## ACKNOWLEDGMENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

This instrument was acknowledged before me on 08/29/2018 by  
SHARITA LEVIN as Member  
(name/s of person/s) (type of authority, e.g., officer, trustee, etc)  
of TELIC ASSETS LLC  
(name of party on behalf of whom the instrument was executed)

[Signature]  
Notary Public



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## EXHIBIT A

LOT 2, 3 AND 4 IN LINCOLN-DEVON SUBDIVISION OF LOT 11 IN JOHN PROESEL ESTATE PARTITION, BEING SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address of Property: 6444 N. Ridgeway Avenue, Lincolnwood, Illinois 60712-4028

PIN: 10-35-329-015-0000, 10-35-329-016-0000 and 10-35-329-017-0000

Ref #: 1002857166 : - Telic Assets, LLC  
Illinois Lease Subordination Agreement