

UNOFFICIAL COPY

41044539 (C) 1

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

4/5

GERSON LAW FIRM APC
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
GLF File No. 6398.1007



1917606143

Doc# 1917606143 Fee \$121.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2019 12:43 PM PG: 1 OF 14

GIT

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

Property of Cook County Clerk's Office

AS
P
S
M
SC
E
INT

UNOFFICIAL COPY

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

This SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") dated as of **June 20, 2019**, is executed by and among **HUNT MORTGAGE CAPITAL, LLC**, a Delaware limited liability company ("Lender"), **DESHE AT CICERO, LLC**, an Illinois limited liability company ("Landlord") and **SURYAKANT PATEL**, an individual ("Tenant").

RECITALS:

A. Tenant has entered into a Lease Agreement dated as of **October 1, 2015** (the "**Lease**") with Landlord (or predecessor-in-interest to Landlord), covering certain premises more fully described in the Lease (the "**Premises**"), which Premises are a part of the real property located in Oak Forest, Illinois (the "**Mortgaged Property**").

B. Pursuant to that certain Multifamily Loan and Security Agreement dated as of the date hereof, executed by and between Landlord and Lender (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Loan Agreement**"), Lender has agreed to make a loan to Landlord in the original principal amount of **ONE MILLION TWO HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$1,290,000.00)** (the "**Mortgage Loan**"), as evidenced by that certain Multifamily Note dated as of the date hereof, executed by Landlord and made payable to the order of Lender in the amount of the Mortgage Loan (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Note**").

C. In addition to the Loan Agreement, the Mortgage Loan and the Note are also secured by a certain Multifamily Mortgage, Deed of Trust, or Deed to Secure Debt dated as of the date hereof (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "**Security Instrument**"). The Note, the Security Instrument, the Loan Agreement and any other agreement executed in connection with the Mortgage Loan are referred to collectively as the "**Loan Documents**."

D. Tenant has agreed to the subordination of the Lease to the Security Instrument and the other Loan Documents on the condition that it is assured of continued occupancy of the Premises under the terms of the Lease and this Agreement.

AGREEMENTS:

NOW THEREFORE, in consideration of the mutual covenants in this Agreement and for other valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord, Lender, and Tenant agree as follows:

Section 1. Recitals.

The recitals set forth above are incorporated herein by reference as if fully set forth in the body of this Agreement.

Section 2. Defined Terms.

The following terms, when used in this Agreement, shall have the following meanings:

UNOFFICIAL COPY

"Foreclosure Event" means (a) the foreclosure of the Security Instrument or any other sale by Lender or any trustee for Lender pursuant to the Security Instrument or any other Loan Document; (b) any other exercise by Lender of its rights and remedies as holder of the Mortgage Loan or the Security Instrument as a result of which Lender or any other Successor Landlord acquires title to, or the right of possession of, the Mortgaged Property; or (c) acquisition of title to the Mortgaged Property in lieu of foreclosure or other conveyance of Landlord's interest in the Mortgaged Property in lieu of any of the foregoing.

"Subsequent Sale" means the first sale of the Mortgaged Property by Lender, Lender's nominee or any trustee for Lender after a Foreclosure Event.

"Successor Landlord" means any party that becomes owner of the Mortgaged Property as the result of a Foreclosure Event or a Subsequent Sale, including, without limitation, Lender and any nominee of Lender.

Section 3. Lease Subordination.

The Lease and all estates, rights, options, liens, and charges therein contained or created under the Lease are and shall be subject and subordinate to the lien and effect of the Security Instrument and the other Loan Documents insofar as it affects the real and personal property of which the Premises form a part, and to all renewals, modifications, consolidations, replacements, and extensions thereof, and to all advances made or to be made thereunder, to the full extent of amounts secured thereby and interest thereon. Without limiting the generality of the foregoing subordination provision, 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 Mortgaged Property, shall be subject and subordinate to Lender's right, title and interest in and to such proceeds and awards.

Section 4. Default.

Lender agrees that, so long as Tenant is not then in default under any of the terms, covenants, or conditions of the Lease or this Agreement, (a) Tenant shall not be named or joined as a party in any suit, action or proceeding for the foreclosure of the Security Instrument or the enforcement of any rights of Lender under the Security Instrument (unless Tenant is a necessary party under applicable law), and (b) in the event that Lender becomes Successor Landlord, Lender agrees not to affect, terminate or disturb Tenant's right to quiet enjoyment and possession of the Premises under the terms of the Lease or any of Tenant's other rights under the Lease in the exercise of Lender's rights under the Security Instrument and the other Loan Documents.

Section 5. Possession of the Mortgaged Property.

In the event that a Successor Landlord acquires title to or the right to possession of the Mortgaged Property upon a Foreclosure Event or a Subsequent Sale, the Successor Landlord and Tenant hereby agree to recognize one another as landlord and tenant, respectively, under the Lease and to be bound to one another under all of the terms, covenants, and conditions of the Lease, Successor Landlord shall assume all of the obligations of Landlord under the Lease subject to the provisions of this Agreement and Tenant agrees to attorn to such Successor Landlord and to recognize such Successor Landlord 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 Lender exercises its remedies then Tenant shall execute such additional documents evidencing such attornment as may be required by applicable law). Accordingly, from and after such event, Successor Landlord and Tenant shall have the same remedies

UNOFFICIAL COPY

against each other for the breach of an agreement contained in the Lease as Tenant and Landlord had before Successor Landlord succeeded to the interest of Landlord; provided, however, that Successor Landlord shall not be:

- (a) liable for any act or omission of any prior landlord (including Landlord);
- (b) subject to any offsets or defenses that Tenant might have against any prior landlord (including Landlord);
- (c) bound by any rent or additional rent that Tenant might have paid for more than one (1) month in advance to any prior landlord (including Landlord);
- (d) bound by any amendment or modification of the Lease made after the date of this Agreement without Lender's prior written consent;
- (e) liable for return of any security deposit not actually paid over to such Successor Landlord by the Landlord;
- (f) 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 Landlord); or
- (g) personally liable for the payment of any claim hereunder or for the performance of any obligation, agreement, contribution, or term to be performed or observed by Successor Landlord hereunder or under the Security Instrument, the Loan Agreement, or any other Loan Document, such Successor Landlord's liability being limited in all cases to its interest in the Mortgaged Property.

Section 6. Delivery of Documents.

Although the foregoing provisions of this Agreement shall be self-operative, Tenant agrees to execute and deliver to Successor Landlord, such other instrument or instruments as Successor Landlord shall from time to time request in order to confirm such provision.

Section 7. Representations, Warranties, Covenants and Agreements.

Tenant hereby warrants and represents, covenants, and agrees to and with Lender:

- (a) that the Lease constitutes the entire agreement between Tenant and Landlord with respect to the Premises and there are no other agreements, written or verbal, governing the tenancy of Tenant with respect to the Premises;
- (b) not to alter or modify the Lease in any respect without prior written consent of Lender;
- (c) to deliver to Lender in accordance with Section 11 a duplicate of each notice of default delivered to Landlord at the same time as such notice is given to Landlord;
- (d) that Tenant is now the sole owner of the leasehold estate created by the Lease and shall not hereafter transfer the Lease except as permitted by the terms thereof;
- (e) not to seek to terminate the Lease by reason of any default of Landlord without prior written notice thereof to Lender and the lapse thereafter of such time as under the Lease was offered to Landlord

UNOFFICIAL COPY

in which to remedy the default, and the lapse of thirty (30) days after the expiration of such time as Landlord was permitted to cure such default; provided, however, that with respect to any default of Landlord under the Lease which cannot be remedied within such time, if Lender commences to cure such default within such time and thereafter diligently proceeds with such efforts and pursues the same to completion, Lender shall have such time as is reasonably necessary to complete curing such default. Notwithstanding the foregoing, in the event either Lender or Landlord do not cure or commence curing such default within the time provided to Landlord under the Lease and the nature of the default threatens Tenant's ability to conduct its daily business or threatens to materially or adversely damage Tenant's property located on the Premises, Tenant shall be permitted to exercise its right under the Lease;

(f) not to pay any rent or other sums due or to become due under the Lease more than thirty (30) days in advance of the date on which the same are due or to become due under the Lease; and

(g) to certify promptly in writing to Lender in connection with any proposed assignment of the Loan Agreement, whether or not any default on the part of Landlord then exists under the Lease.

Section 8. Assignment.

Tenant further acknowledges that Landlord has collaterally assigned to Lender the Lease and the rents and other amounts, including lease termination fees, if any, due and payable under such leases. In connection therewith, Tenant agrees that, upon receipt by Tenant of a notice from Lender of the occurrence of a default by Landlord under such assignment and a demand by Lender for direct payment to Lender of the rents due under the Lease, Tenant will honor such demand and make all subsequent rent payments directly to Lender. Landlord hereby agrees that any rents, fees or other amounts paid by Tenant to or as directed by Lender pursuant to this section shall be deemed to have been duly and validly paid by Tenant under the Lease, and any such amounts shall be credited against Tenant's obligations under the Lease as if the same were paid directly to Landlord. Landlord and Tenant each agree that Tenant shall have no obligation to determine whether Landlord is in default under such assignment, and Tenant may rely on such notice and direction from Lender without any duty to investigate.

Section 9. Successors and Assigns.

This Agreement shall inure to the benefit of and be binding upon the parties hereto and their successors and assigns.

Section 10. Trustee.

If the Security Instrument is a deed of trust, then, this Agreement is entered into by one or more trustees acting on behalf of Lender in his, her or its capacity as trustee and not individually, then Tenant agrees that neither such trustees, nor any of its officers, employees, agents, or shareholders shall be personally liable under this Agreement.

Section 11. Notice.

(a) All notices under this Agreement shall be:

(1) in writing, and shall be

(A) delivered, in person,

UNOFFICIAL COPY

(B) mailed, postage prepaid, either by registered or certified delivery, return receipt requested, or

(C) sent by overnight express courier;

(2) addressed to the intended recipient at its respective address set forth at the end of this Agreement; and

(3) deemed given on the earlier to occur of:

(A) the date when the notice is received by the addressee; or

(B) if the recipient refuses or rejects delivery, the date on which the notice is so refused or rejected, as conclusively established by the records of the United States Postal Service or such express courier service.

(b) Any party to this Agreement may change the address to which notices intended for it are to be directed by means of notice given to the other party in accordance with this Section 11.

(c) Any required notice under this Agreement which does not specify how notices are to be given shall be given in accordance with this Section 11.

Section 12. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be considered an original for all purposes; provided, however, that all such counterparts shall constitute one and the same instrument.

Section 13. Governing Law; Venue and Consent to Jurisdiction.

(a) Governing Law.

This Agreement shall be governed by the laws of the jurisdiction in which the Mortgaged Property is located (the "**Property Jurisdiction**"), without regard to the application of choice of law principles.

(b) Venue; Consent to Jurisdiction.

Any controversy arising under or in relation to this Agreement shall be litigated exclusively in the Property Jurisdiction without regard to conflicts of laws principles. The state and federal courts and authorities with jurisdiction in the Property Jurisdiction shall have exclusive jurisdiction over all controversies which shall arise under or in relation to this Agreement. Tenant irrevocably consents to service, jurisdiction and venue of such courts for any such litigation and waives any other venue to which it might be entitled by virtue of domicile, habitual residence or otherwise.

Section 14. Severability; Amendments.

The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, all of which shall remain in full force and effect. This Agreement contains the complete and entire agreement among the parties as to the matters covered,

UNOFFICIAL COPY

rights granted and the obligations assumed in this Agreement. This Agreement may not be amended or modified except by written agreement signed by the parties hereto.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, Landlord, Tenant and Lender have signed and delivered this Agreement under seal (where applicable) or have caused this Agreement to be signed and delivered under seal (where applicable) by their duly authorized representative. Where applicable law so provides, Landlord, Tenant and Lender intend that this Agreement shall be deemed to be signed and delivered as a sealed instrument.

TENANT:

By: _____

Name: Suryakant Patel

Address: 7823 West 160th Street
Tinley Park, IL 60477

UNOFFICIAL COPY

LANDLORD:

DESHE AT CICERO, LLC,
an Illinois limited liability company

By: Deshe Real Estate Group, LLC,
a Florida limited liability company
Manager

By: _____

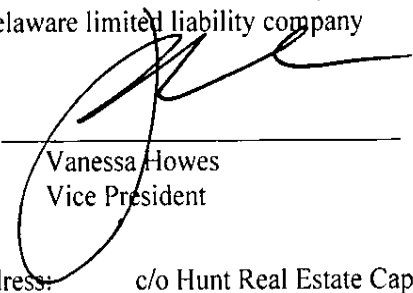

Etanfar Deshe
Manager

Address: c/o Advantage Properties Chicago, Inc.
350 N. LaSalle Street, 9th Floor
Chicago, Illinois 60654

UNOFFICIAL COPY

LENDER:

HUNT MORTGAGE CAPITAL, LLC,
a Delaware limited liability company

By: 
Vanessa Howes
Vice President

Address: c/o Hunt Real Estate Capital, LLC
11501 Outlook Street, Suite 300
Overland Park, Kansas 66211

Property of Cook County Clerk's Office

UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of New York
County of New York

On June 2019, before me, Regina Girardi, personally appeared Vanessa Jones who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



REGINA E GIRARDI
Notary Public, State of New York
No. 01GI6134076
Qualified in Nassau County
Commission Expires September 26, 2021

UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

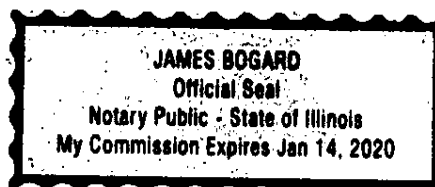
State of Illinois
County of Cook

On 6/11/2019, before me, James Bogard, personally appeared Suryakant Patel who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



UNOFFICIAL COPY

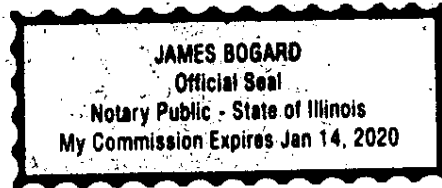
State of Illinois
County of Cook

On 6/18/2019, before me, James Bogard,
personally appeared FANNIE DESHA who proved to me on the basis of satisfactory evidence
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Illinois that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal

Signature _____



UNOFFICIAL COPY

EXHIBIT A

**LOTS 7 AND 8 IN BLOCK 28 IN ARTHUR T. MCINTOSH AND COMPANY'S CICERO AVENUE
SUBDIVISION IN THE WEST 1/2 OF SECTION 15 AND THE EAST 1/2 OF SECTION 16, TOWNSHIP 36
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Address: 15520-15526 South Cicero Avenue, Oak Forest, Illinois 60452

**Tax ID Numbers: 28-16-403-050-1001, 28-16-403-050-1002, 28-16-403-050-1003, 28-16-403-050-1004,
28-16-403-050-1005, 28-16-403-050-1006, 28-16-403-050-1007, 28-16-403-050-1008, 28-16-403-050-
1009, 28-16-403-050-1010, 28-16-403-050-1011, 28-16-403-050-1012 and 28-16-403-050-1013.**