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Doc# 1928234169 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2019 01:28 PM PG: 1 OF 8

SUBORDINATION AGREEMENT

NOW COMES Belgium Investments 5544 North Ave LLC, a California limited liability company registered to do business in the State of Illinois, the owner for the real estate commonly known as 5544-5546 W. North Avenue, Chicago, Illinois 60639, and hereby represents unto the City of Chicago, that it will complete or cause to be completed all repairs to said real estate as more fully set forth in case number 17M1-401202, a complaint filed by the City of Chicago relating to building violations existing in and upon said real estate, which complaint is pending in the Circuit Court of Cook County, Illinois.

That in consideration of the Affidavit of Belgium Investments 5544 North Ave LLC this day presented to the City of Chicago, the City of Chicago agrees to subordinate case 17M1-401202 to the lien of Patch of Land Lending, LLC ("Lender") in the principal amount of \$700,000.00 for the purpose of permitting Fidelity National Title Insurance Company ("Title Company") to add a Schedule B exception describing this Subordination Agreement to its Commitment for Title Insurance number FCHI 1900503LD, relating to the building violations suit filed by the City of Chicago as case number 17M1-401202 in the Circuit Court of Cook County, Illinois, lis pendens recorded May 19, 2017 in the Office of the Recorder of Deeds of Cook County Illinois as document No. 1713941059 pertaining to the real estate commonly known as 5544-5546 W. North Avenue, Chicago, Illinois 60639 and legally described as follows:

LOT 19 AND 20 IN BLOCK 11 IN MILLS AND SONS' NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5544-5546 W. North Avenue, Chicago, Illinois 60639

P.I.N.: 13-33-319-029-0000 AND 13-33-319-028-0000

This Subordination Agreement may be executed in any number of counterparts, each such counterpart being deemed to be an original instrument, and all such counterparts shall together constitute the same agreement.

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[SIGNATURE PAGE FOLLOWS]

FIDELITY NATIONAL TITLE FCHI1900503LD

J.F.F.

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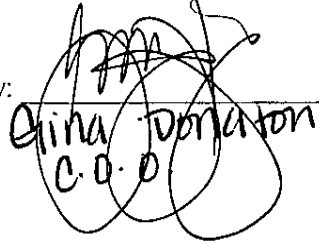
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Dated: ^{AS OF} September 25, 2019

Belgium Investments 5544 North Ave LLC

By:  _____

Patch of Land Lending, LLC

By:  _____

Mark A. Flessner
Corporation Counsel
Attorney for City of Chicago

By: _____
Glenn Angel
Assistant Corporation Counsel Supervisor
30 N. LaSalle Street, Suite 700, Chicago, IL 60602

INSTRUMENT PREPARED BY:

Ronald Roman
Suite 3700
180 N. LaSalle Street
Chicago, IL 60601

AFTER RECORDING RETURN TO:

Ronald Roman
Suite 3700
180 N. LaSalle Street
Chicago, IL 60601

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^{As of}
Dated: September 25, 2019


Belgium Investments 5544 North Ave LLC

By: _____

Patch of Land Lending, LLC

By: _____

Mark A. Flessner
Corporation Counsel
Attorney for City of Chicago

By:  _____
Glenn Angel
Assistant Corporation Counsel Supervisor
30 N. LaSalle Street, Suite 700, Chicago, IL 60602

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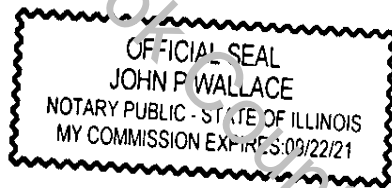
State of Illinois)
) SS.
County of Cook)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BERNARD PETIT, not personally but as MANAGING MEMBER of Belgium Investments 5544 North Ave LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9th day of October, 2019.

John P. Wallace
Notary Public

My commission expires:



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California }
County of Los Angeles }
On September 27, 2019 before me, Cordyn Huck, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Giina Donatoni, C.O.O
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Subordination Agreement
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: Giina Donatoni Signer's Name: _____
 Corporate Officer – Title(s): C.O.O Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: Patron of Land Lending LLC Signer is Representing: _____

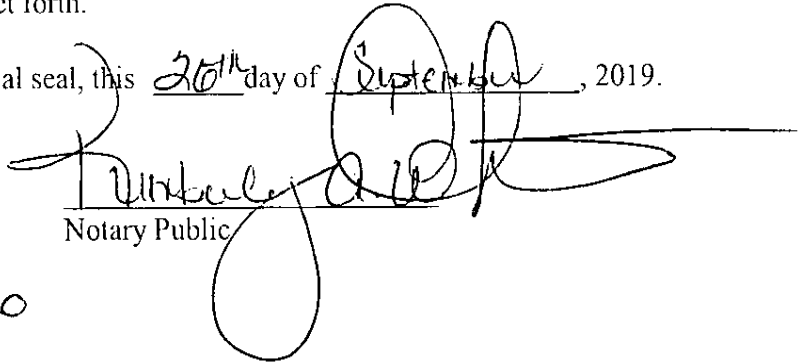
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State of Illinois)
)
 County of Cook)

SS.

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Glen Angel, not personally but as Assistant Corporation Counsel, City of Chicago, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of September, 2019.



 Notary Public

My commission expires: 2/8/2020




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AFFIDAVIT

Bernard Petit, being first duly sworn under oath alleges and states as follows:

1. Affiant is the manager of Belgium Investments 5544 North Ave LLC, the owner of property commonly known as 5544-5546 W. North Avenue, Chicago, Illinois 60639, and legally described in Exhibit A attached hereto and made a part hereof ("Property").
2. Patch of Land Lending, LLC. has committed to grant Belgium Investments 5544 North Ave LLC a loan in the principal amount of \$700,000.00 to be secured by a first mortgage lien on the Property.
3. Belgium Investments 5544 North Ave LLC will use a portion of the proceeds from the aforementioned loan to complete all repairs to said real estate as more fully set forth in case number 17M1-401202.



Bernard Petit

Under penalties as provided by law pursuant to Section 1-109 of the Illinois Code of Civil procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters herein stated to be on information and belief as to such matters the undersigned as aforesaid states that he/she verily believes same to be true.

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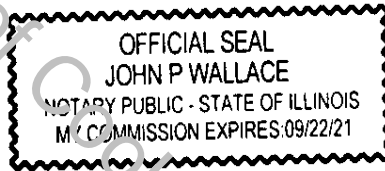
State of ILLINOIS)
) SS.
County of Cook)

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Bernard Petit, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9th day of October, 2019.

John P. Wallace
Notary Public

My commission expires:



Property of Cook County Clerk's Office