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Doc# 2019610077 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/14/2020 12:38 PM PG: 1 OF 7

20000509 NOWF 3/4

1. **Title of Document:** Subordination of Mortgage
2. **Date of Document:** April 21, 2020
3. **Grantor:** CapX Fund IV, L.P., a Delaware limited partnership
4. **Grantee:** CDVCA 17, LLC, a Delaware limited liability company
5. **Mailing Addresses:**  
**Grantor:**  
155 North Wacker Drive  
Suite 1700  
Chicago, Illinois 60606  
Attention: Jeffrey S. Pfeffer  
**Grantee:**  
909 Poydras Street, Suite 2230  
New Orleans, Louisiana 70112  
Attn: Michael T. Johnson
6. **Legal description:** See **Exhibit A** annexed to the document.
7. **Prepared By and After Recording Return To:** Thompson Coburn LLP  
One US Bank Plaza, 35th floor  
St. Louis, MO 63101  
Attn: Sara F. Melly

SN  
PZ  
SL  
MS  
SS  
11/17

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## SUBORDINATION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, CAPX FUND IV, L.P., a Delaware limited partnership ("Grantor"), having an address of 155 North Wacker Drive, Suite 1760, Chicago, Illinois 60606, Attention: Jeffry S. Pfeffer, as owner and holder of the note evidencing the debt secured by that certain Senior Secured Subordinated Mortgage and Security Agreement, executed by CMColor, LLC, a Delaware limited liability company, dated October 17, 2017, and recorded November 6, 2017, in the office of the Recorder of Deeds for Cook County, Illinois ("Official Records"), as Document No. 1731045016 (the "Subordinate Mortgage"), with respect to all of the real property as described in Exhibit A attached hereto and incorporated herein by reference (the "Real Property"), does by these presents hereby subordinate the lien and effect of said Subordinate Mortgage to that subsequent mortgage from Color Communications, LLC, a Delaware limited liability company (formerly known as CMCOLOR, LLC, a Delaware limited liability company), to CDVCA 17, LLC, a Delaware limited liability company, as administrative agent for itself and the Lenders ("Grantee"), dated April 21, 2020 and filed for record in the Official Records on April \_\_, 2020, as Document No. \_\_\_\_\_ (the "Senior Mortgage"), with respect to the Real Property. The lien of the Subordinate Mortgage shall be subject and subordinate to the lien of the Senior Mortgage, but not to any extension, renewal or modification of the Senior Mortgage unless, with respect to each such extension, renewal or modification, the prior written consent of Grantor (which may be granted or withheld in its sole discretion) is evidenced by an endorsement of such consent by Grantor or its successors and/or assigns on the instrument, extension, renewal or modification to the Senior Mortgage submitted for recording in the Official Records.

At the time of such subordination, the lien of the Subordinate Mortgage shall be a third priority mortgage lien subordinate only to the first priority mortgage lien of the Senior Mortgage and the second priority mortgage lien of Mortgage and Security Agreement, executed by CMColor, LLC, a Delaware limited liability company, in favor of CIBC Bank USA (formerly known as The PrivateBank and Trust Company), having an address of 120 S. LaSalle Street, Chicago, Illinois 60603, dated October 17, 2017, and recorded November 6, 2017, in the Official Records, as Document No. 1731045014 and not any other mortgage liens.

This Subordination of Mortgage shall not impair, abridge or otherwise affect the Subordinate Mortgage, which shall remain in full force and effect. This Subordination of Mortgage may not be changed or terminated orally. This Subordination of Mortgage shall bind and inure to the benefit of the parties hereto, their respective successors and assigns.

[Signature page follows]

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IN WITNESS WHEREOF, these presents have been executed under the seal of said Grantor, pursuant to due authority, as of April 16 2020.

**CAPX FUND IV, L.P.**, a Delaware limited partnership

By: CapX Fund IV GP, LLC, its General Partner

By: CAPX Management Corp., its Manager

By: 

Name: Jeffrey S. Pfeiffer

Its: President

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IN WITNESS WHEREOF, these presents have been executed under the seal of said Grantor, pursuant to due authority, as of April 16, 2020.

**CAPX FUND IV, L.P.**, a Delaware limited partnership

By: CapX Fund IV GP, LLC, its General Partner

By: ~~CAPX Management Corp.~~, its Manager

By: [Signature]  
Name: Jeffrey S. Pfeffer  
Its: President

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 2020 by Jeffrey S. Pfeffer, the President of CapX Fund IV, L.P., a Delaware limited partnership, on behalf of said limited partnership.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission expires:

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Notarized remotely via real-time, two-way, audio-video communication technology in accordance with Executive Order 2020-14 (March 26, 2020), as a result of COVID-19 outbreak.

STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, Gregory T. Goldberg, a Notary Public in and for the county and state set forth above, CERTIFY that Jeffrey S. Pfeffer, as the President of CapX Fund IV, L.P., a Delaware limited partnership, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his free and voluntary act as such authorized party and as the free and voluntary act of CapX Fund IV, L.P., a Delaware limited partnership, for the uses and purposes described in this instrument.

Given under my hand and notarial seal this 16<sup>th</sup> day of April, 2020.

My commission expires: March 8, 2023

[SEAL]



Gregory T. Goldberg  
NOTARY PUBLIC

Gregory T. Goldberg  
Printed Name

County of Residence:

Cook

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOTS 1 TO 23, BOTH INCLUSIVE IN BLOCK 5 OF WEBSTER BATCHELLER'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4, LYING SOUTH OF THE SOUTH LINE OF THE CHICAGO AND GREAT WESTERN RAILROAD CO'S RIGHT OF WAY OF THE EAST 1/2 OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

ALL OF THE VACATED ALLEY LYING NORTH OF LOTS 6 TO 23 AND LYING WEST OF LOTS 1 TO 5 IN BLOCK 5 OF WEBSTER BATCHELLER'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

#### Tax Identification PIN #:

16-15-419-030-0000  
16-15-419-031-0000  
16-15-419-032-0000  
16-15-419-033-0000  
16-15-419-034-0000  
16-15-419-035-0000  
16-15-419-037-0000  
16-15-422-034-0000

#### Common Address:

1020 S. Keeler Ave., Chicago, IL 60624  
1024 S. Keeler Ave., Chicago, IL 60624  
1026 S. Keeler Ave., Chicago, IL 60624  
1028 S. Keeler Ave., Chicago, IL 60624  
1030 S. Keeler Ave., Chicago, IL 60624  
1029 S. Kildare Ave., Chicago, IL 60624  
4242 W. Fillmore St., Chicago, IL 60624  
1100 S. Keeler Ave., Chicago, IL 60624

#### PARCEL 3:

LOTS 1 TO 24, INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS, AND ALL OF THE VACATED ALLEY LYING WEST OF LOT 8 IN SAID SUBDIVISION, ALL IN BLOCK 5 IN 12TH STREET LAND ASSOCIATIONS SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### Tax Identification PIN #:

16-15-421-001-0000

#### Common Address:

4000 W. Fillmore St., Chicago, IL 60624

#### PARCEL 4:

LOTS 1 TO 24, INCLUSIVE, IN BLOCK 8 IN 12TH STREET LAND ASSOCIATIONS SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### Tax Identification PIN #:

16-15-424-001-0000  
16-15-424-002-0000  
16-15-424-003-0000  
16-15-424-004-0000  
16-15-424-005-0000  
16-15-424-006-0000  
16-15-424-007-0000  
16-15-424-008-0000  
16-15-424-009-0000  
16-15-424-010-0000

#### Common Address:

4049 W. Fillmore St., Chicago, IL 60624  
4077 W. Fillmore St., Chicago, IL 60624  
4045 W. Fillmore St., Chicago, IL 60624  
4043 W. Fillmore St., Chicago, IL 60624  
4041 W. Fillmore St., Chicago, IL 60624  
4035 W. Fillmore St., Chicago, IL 60624  
4033 W. Fillmore St., Chicago, IL 60624  
4031 W. Fillmore St., Chicago, IL 60624  
4027 W. Fillmore St., Chicago, IL 60624  
4025 W. Fillmore St., Chicago, IL 60624

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16-15-424-011-0000  
16-15-424-012-0000  
16-15-424-013-0000  
16-15-424-014-0000  
16-15-424-015-0000  
16-15-424-016-0000  
16-15-424-017-0000

4023 W. Fillmore St., Chicago, IL 60624  
4021 W. Fillmore St., Chicago, IL 60624  
4019 W. Fillmore St., Chicago, IL 60624  
4015 W. Fillmore St., Chicago, IL 60624  
4013 W. Fillmore St., Chicago, IL 60624  
4011 W. Fillmore St., Chicago, IL 60624  
4001 W. Fillmore St., Chicago, IL 60624

Property of Cook County Clerk's Office