

UNOFFICIAL COPY



Doc# 2026640061 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/22/2020 02:20 PM PG: 1 OF 9

THIS DOCUMENT WAS PREPARED BY AND AFTER RECORDING RETURN TO:

Clark Hill PLC
130 E. Randolph Street, Suite 3900
Chicago, Illinois 60601
Attn: Chad M. Poznansky, Esq.

Address:

1901-1933 W. Fulton Street
Chicago, IL 60612

PIN: 17-07-408-036-0000; 17-07-408-035-0000; 17-07-408-032-0000; 17-07-408-033-0000

SUBORDINATION, NON-DISTURBANCE AND ATTORNMEN T AGREEMENT

THIS AGREEMENT is made and entered into as of the 16th day of September, 2020, by and between, TABLESCAPES, LTD., an Illinois corporation, ("Tenant"), 1901-1933 FULTON, LLC, a Delaware limited liability company ("Landlord"), and BYLINE BANK, an Illinois state chartered bank, its successors and assigns ("Mortgagee").

RECITALS;

A. Mortgagee is the holder of a certain Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated September 16, 2020, to be recorded concurrently herewith (as amended from time to time "Mortgage") encumbering the Real Estate (hereinafter defined) and securing a loan in the maximum principal amount of Four Million Seven Hundred Thousand and 00/100 Dollars (\$4,700,000.00) (the "Loan").

B. Tenant has entered into a commercial lease agreement (such lease agreement hereinafter being referred to as "Lease Agreement," and the Lease Agreement, together with all amendments and modifications thereof, hereinafter being referred to as "Lease") dated January, 31, 2020 with Landlord (or Landlord's predecessor-in-interest), pursuant to which Tenant leased certain premises ("Leased Premises") consisting of approximately 6,768 rentable square feet of space in the building ("Building") on the parcel of land ("Land") legally described in Exhibit A attached hereto (the Land and Building herein being collectively referred to as "Real Estate").

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:

Handwritten initials and markings: S Y, P 9, S, M, SC Y, E, INT SA

# UNOFFICIAL COPY

1. Tenant represents and warrants to Mortgagee that the Lease constitutes the entire agreement between Tenant and Landlord with respect to the Leased Premises and there are no other agreements, written or verbal, governing the tenancy of Tenant with respect to the Leased Premises.

2. Tenant has executed and delivered to Mortgagee a certain Tenant Estoppel Certificate (the "Estoppel Certificate") dated on or about the date hereof. The provisions of the Estoppel Certificate are hereby incorporated into this Agreement as if fully set forth in this Agreement in their entirety, and Tenant acknowledges that Mortgagee 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.

3. Prior to pursuing any remedy available to Tenant under the Lease, at law or in equity as a result of any failure of Landlord to perform or observe any covenant, condition, provision or obligation to be performed or observed by Landlord under the Lease (any such failure hereinafter referred to as a "Landlord's Default"), Tenant shall: (a) provide Mortgagee with a notice of Landlord's Default specifying the nature thereof, the Section of the Lease under which same arose and the remedy which Tenant will elect under the terms of the Lease or otherwise, and (b) allow Mortgagee not less than thirty (30) days following receipt of such notice of 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, Tenant shall give Mortgagee such additional time as Mortgagee may reasonably need to obtain possession and control of the Real Estate and to cure such Landlord's Default so long as Mortgagee is diligently pursuing a cure. Tenant shall not pursue any remedy available to it as a result of any Landlord's Default unless Mortgagee fails to cure same within the time period specified above. For purposes of this Paragraph 3, 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 Landlord having effectuated a cure thereof.

4. Tenant covenants with Mortgagee 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, 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 Mortgagee's right, title and interest in and to such proceeds and awards.

5. Tenant acknowledges that Landlord has collaterally assigned to Mortgagee 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, Tenant agrees that, upon receipt of a notice of a default by Landlord under such assignment and a demand by Mortgagee for direct payment to Mortgagee of the rents due

# UNOFFICIAL COPY

under the Lease, Tenant will honor such demand and make all subsequent rent payments directly to Mortgagee.

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

(a) 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 Tenant is a necessary party under applicable law); and

(b) The possession by Tenant of the Leased Premises and 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. If Mortgagee 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 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 subparagraph (b) below), and in such event:

(a) 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 Tenant elects or has elected to exercise its options to extend the term), and 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 Mortgagee exercises its remedies then Tenant shall execute such additional documents evidencing such attornment as may be required by applicable law);

(b) Such new owner shall be bound to Tenant under all of the terms, covenants and provisions of the Lease for the remainder of the term thereof (including the extension periods, if 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 Landlord);

(ii) subject to any offsets or defenses which Tenant has against any prior landlord (including Landlord) unless Tenant shall have provided Mortgagee 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 Paragraph 3 above;

# UNOFFICIAL COPY

(iii) bound by any base rent, percentage rent, additional rent or any other amounts payable under the Lease which Tenant might have paid in advance for more than the current month to any prior landlord (including Landlord);

(iv) liable to refund or otherwise account to Tenant for any security deposit not actually paid over to such new owner by Landlord;

(v) bound by any amendment or modification of the Lease made without Mortgagee'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 Landlord);

(vii) bound by any obligation to perform work or to make improvements to the Premises except for repairs and maintenance pursuant to the terms of the Lease; or

(viii) 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.

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

To Mortgagee: **BYLINE BANK**  
180 N. LaSalle, Third Floor  
Chicago, Illinois 60601  
Attn: Sarah K. Hunter, Vice President,

With a copy to: **CLARK HILL PLC**  
130 E. Randolph Street  
Suite 3900  
Chicago, Illinois 60601  
Attn: Chad M. Poznansky, Esq.

To Tenant: Tablescares, Ltd.  
1901 West Fulton Avenue  
Chicago, Illinois 60612  
Attn: John Mlynski

# UNOFFICIAL COPY

With a copy to: Tablesapes Ltd.  
1827 W. Hubbard  
Chicago, Illinois 60622  
Attn: John Mlynski

With a copy to: Goldberg Kohn Ltd.  
55 East Monroe Street, Suite 3300  
Chicago, Illinois 60603  
Attn: Adam M. Laser Esq.

To Landlord: 1901-1933 Fulton, LLC  
c/o Diamond Realty Holdings  
805 N. Milwaukee Ave – Suite 301  
Chicago, IL 60642

With a copy to: Taft Stettinius & Hollister LLP  
111 E. Wacker, Suite 2800  
Chicago, IL 60501  
Attn: Jeffrey M. Friedman, Esq.

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 Paragraph 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.

9. Tenant acknowledges and agrees that Mortgagee will be relying on the representations, warranties, covenants and agreements of Tenant contained herein and that any default by Tenant hereunder shall permit Mortgagee, at its option, to exercise any and all of its rights and remedies at law and in equity against Tenant and to join Tenant in a foreclosure action thereby terminating Tenant's right, title and interest in and to the Leased Premises.

10. 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 Mortgagee, all of whom are entitled to rely upon the provisions hereof. This Agreement shall be governed by the laws of the State of Illinois.

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

[Signature Page Follows]



# UNOFFICIAL COPY

**Landlord:**

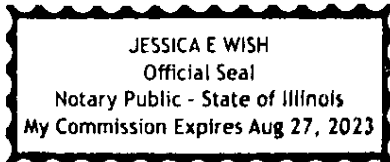
1901-1933 FULTON, LLC, a Delaware limited liability company

By: [Signature]  
Name: Joshua Diamond  
Its: Authorized Agent

STATE OF IL )  
COUNTY OF COOK ) SS.

I, Jessica E Wish, a Notary Public in and for said County in the State aforesaid, do hereby certify that Joshua Diamond, the authorized agent of 1901-1933 FULTON, LLC, a Delaware limited liability company, who is personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such authorized agent of 1901-1933 FULTON, LLC, appeared before me this day in person and acknowledged that he signed and delivered such instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company, for the uses and purposes set forth therein.

Given under my hand and notarial seal on September 11 2020.



[Signature]  
Notary Public

Property Clerk's Office





# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF REAL ESTATE

Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:

PARCEL 1:

LOTS 1 AND 2 (EXCEPT THE WEST 8.79 FEET) IN THE NORTHWEST QUARTER OF BLOCK 45 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1 AND 2 IN EBERHART'S SUBDIVISION OF THE NORTH HALF OF LOT 2 IN ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 45, AND THE NORTH 132 FEET (EXCEPT THAT PART TAKEN FOR ALLEY) OF LOT 3 IN SAID ASSESSOR'S DIVISION, AND LOTS 7 TO 11 IN SAID ASSESSOR'S DIVISION IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 1 AND 2 IN E. F. RUNYAN'S SUBDIVISION OF LOT 1 IN ASSESSOR'S DIVISION OF THE EAST HALF OF BLOCK 45 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS OF REAL ESTATE:

1901-1933 W. Fulton Street  
Chicago, IL 60612

PERMANENT TAX IDENTIFICATION NUMBER(S):

17-07-408-032-0000  
17-07-408-033-0000  
17-07-408-035-0000  
17-07-408-036-0000