



Prepared By:
 Record and return to:
 Madison Title Agency, LLC
 1125 Ocean Avenue
 Lakewood, NJ 08701
 MTA 153002

Doc# 2029510053 Fee \$101.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD M. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 10/21/2020 11:09 AM PG: 1 OF 9

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT (this "Agreement") is made effective as of the 17th day of September, 2020, by and among Great Lakes Credit Union ("Lender"), **AutoZone Parts, Inc., a Nevada corporation** [resulting entity after conversion from AutoZone Parts LLC, a Nevada limited liability company] ("Tenant"), transferee of AutoZone Investment Corporation, a Nevada corporation, assignee of AutoZone Development LLC, a Nevada limited liability company [surviving entity after merger with AutoZone Development Corporation, a Nevada corporation], assignee of AutoZone, Inc., a Nevada corporation, and Orzech Stony Island Holdings LLC ("Landlord").

RECITALS:

A. Lender is the present owner and holder or beneficiary of a certain mortgage or deed of trust (the "Mortgage") dated September 1, 2010, given by Landlord to Lender which encumbers the real property described in the Lease and in **Exhibit "A"** attached hereto and made a part hereof (the "Property") and which secures the payment of certain indebtedness owed by Landlord to Lender evidenced by a certain promissory note given by Landlord to Lender;

B. Tenant is the current holder of a leasehold estate in premises located at 8915 South Stony Island Avenue, Chicago, Cook County, Illinois, under and pursuant to the provisions of a certain lease dated May 9, 2002, as amended, between Landlord, as current landlord, and Tenant, as current tenant (the "Lease"), which premises are a portion of the Property; and

C. At the request of Landlord and Lender Tenant has agreed to subordinate the Lease to the Mortgage on the terms and conditions hereinafter set forth.

AGREEMENT:

For good and valuable consideration, Tenant, Lender and Landlord agree as follows:

1. **Subordination.** Subject to this Agreement and provided the Lease and Tenant's rights and obligations under the Lease are not amended by the Mortgage or any of the other instruments to which the Lease is subordinated, the Lease is and shall at all times continue to be subject and subordinate to the lien of the Mortgage, which term shall include all renewals, increases, modifications, spreaders,

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consolidations, replacements and extensions thereof and to all sums secured thereby and advances made thereunder.

2. Non-Disturbance. So long as Tenant is not in default beyond any applicable curative period in performance of Tenant's Lease obligations for which Landlord may terminate the Lease, and the Lease is in effect, Lender and Purchaser shall honor the Lease and shall not violate or disturb Tenant's rights under the Lease, and any and all actions to enforce the Lender's right of foreclosure shall be strictly subject to this Agreement as between Lender or Purchaser and Tenant.

3. Attornment. If Lender or any other party shall become the owner of the Property or succeed to Landlord's interest under the Lease by reason of the foreclosure of the Mortgage or the acceptance of a deed or assignment in lieu of foreclosure or by reason of any other enforcement of the Mortgage or Lender's other rights (Lender or such other purchaser or successor landlord being herein referred as "Purchaser"), the Lease shall not be terminated or affected thereby but shall continue in full force and effect as a direct lease between Purchaser and Tenant upon all of the terms, covenants and conditions set forth in the Lease, and Tenant shall attorn to Purchaser; provided, however, that Purchaser shall not be (a) liable for the return of rental security deposits, if any, paid by Tenant to any prior landlord in accordance with the Lease unless such sums are actually received by Purchaser, (b) bound by any payment of rents, additional rents or other sums which Tenant may have paid more than one (1) month in advance of its due date under the Lease to any prior landlord unless (i) such sums are received by Lender or Purchaser or (ii) such prepayment is approved of in writing by Lender or Purchaser, or (c) obligated to pay any money beyond the value of the Property and the rents, profits and proceeds thereof, in order to pay damages for breach of the Lease, to cure any breaches of the Lease or to perform any obligations under the Lease.

4. Proceeds. In the event there is loss, damage or destruction of the improvements to the Property due to casualty or condemnation, Lender shall promptly make resulting insurance proceeds and condemnation awards available for repairs and restoration of said improvements unless the Lease is terminated due to the casualty or condemnation.

5. Notice to Tenant. Commencing no later than fifteen (15) days after Tenant's actual receipt of written demand by notice from Lender, Tenant shall thereafter pay to Lender or as directed by the Lender, the rentals and other monies that are then due and payable to Landlord or that become due and payable to Landlord under the Lease and Landlord hereby expressly authorizes Tenant to make such payments to Lender and hereby irrevocably releases and discharges Tenant from any liability to Landlord on account of any such payments. Lender shall use all such payments except the base or minimum monthly rent for the purposes for which paid.

6. Notice to Lender and Right to Cure. Prior to terminating the Lease due to Landlord default, Tenant shall notify Lender of such default and Lender shall have thirty (30) days after the date of Lender's actual receipt of such notice during

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which to cure such default. No notice of termination thereof shall be or become effective if such default is cured within such thirty (30) day cure period. Lender shall have no obligation to cure any such default.

7. Notices. In order to be effective, notices under this Agreement must be in writing. Notices shall be deemed to have been given only upon actual delivery by FedEx or other similar national courier service that keeps records of its deliveries, or upon refusal of the recipient to accept such delivery, or one day (exclusive of Saturdays or Sundays) after sender's attempt to send such a notice if not delivered due to recipient's failure to give a correct address for delivery by courier. Notices shall be addressed as follows:

If to Tenant: AutoZone Parts, Inc.
AutoZone Department 8700
123 South Front Street
Memphis, TN 38103

If to Lender: Great Lakes Credit Union
c/o Servion Commercial Loan Resources, Inc.
PO Box 120048
New Brighton, MN 55112

If to Landlord: Orzeck Stony Island Holdings LLC
1482 East Valley Road #718
Santa Barbara, CA 93108

or addressed as such party may from time to time designate by written notice to the other parties. Either party by notice to the other may designate additional or different addresses for subsequent notices or communications. If either party requests or directs that notice be given to more than one addressee or address, then delivery to one shall be deemed delivery to all.

8. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of Lender, Tenant and Landlord and their respective successors and assigns.

9. Governing Law. This Agreement shall be deemed to be a contract entered into pursuant to the laws of the State where the Property is located and shall in all respects be governed, construed, applied and enforced in accordance with the laws of the State where the Property is located.

10. Miscellaneous. Headings or titles of paragraphs are for convenience only and should not be used in construing this Agreement. This Agreement may not be modified in any manner or terminated except by an instrument in writing executed by the parties hereto. If any term, covenant or condition of this Agreement is held to be invalid, illegal or unenforceable in any respect, this Agreement shall be construed without such provision. This Agreement may be executed in any

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number of duplicate originals and each duplicate original shall be deemed to be an original. This Agreement may be executed in several counterparts, each of which counterparts shall be deemed an original instrument and all of which together shall constitute a single Agreement. The failure of any party hereto to execute this Agreement, or any counterpart hereof, shall relieve all signatories from their obligations hereunder. Whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

11. Failure of Acceptance by Lender and Landlord. All of Tenant's agreements in this Agreement shall be void from their inception unless and until Tenant actually receives a fully executed original of this Agreement by means of and at the place for notice under this Agreement, on or before November 30, 2020.

[SIGNATURES COMMENCE ON THE NEXT PAGE]

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IN WITNESS WHEREOF, Lender, Tenant and Landlord have duly executed this Agreement as of the date first above written.

TENANT:

AutoZone Parts, Inc., a Nevada corporation

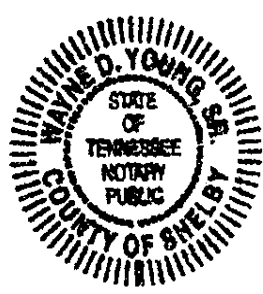
By: Timothy J. Goddard
Vice President

Its: _____
By: Maria Leggett
Vice President

STATE OF TENNESSEE)
) ss.
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, Timothy J. Goddard and Maria Leggett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Vice President and Vice President, respectively, of *AutoZone Parts, Inc., a Nevada corporation*, the within named bargainer, and that they being authorized to do so, executed the foregoing instrument, for the purposes therein contained by signing the name of the corporation by themselves as such officers.

WITNESS my hand and seal this 26 day of AUG, 2020.



Wayne D. Young, Sr.
Notary Public Wayne D. Young, Sr.

My commission expires: November 16, 2020

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WILLIAM J. BRYAN
Governor
January 12, 2011

State of Illinois
Springfield, Illinois

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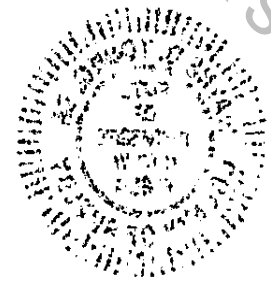
State of Illinois

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LANDLORD:

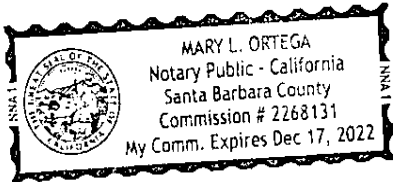
Orzeck Stony Island Holdings LLC

By: Robin Freeman

Title: Manager

STATE OF Calif)
 Santa) ss.
COUNTY OF Barbara)

On this 16 day of Sept, 2020, before me personally appeared Robin Freeman, to me known to be the Manager, of Orzeck Stony Island Holdings LLC, who is personally known to me (or who proved to me through satisfactory evidence of identification, which was a driver's license) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the its stated purpose.



Mary Ortega
Notary Public for
12/17/22
My commission expires:

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LENDER:

Great Lakes Credit Union

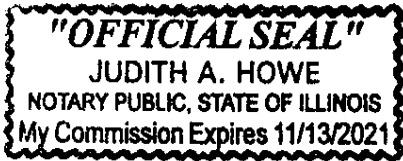
By: Maria Michalak

Title: Sr. Mgr., Commercial Loan Operations

STATE OF Illinois)
) ss.
COUNTY OF Lake)

On this 14th day of September, 2020, before me personally appeared Maria Michalak, to me known to be the Sr. Mgr. Commercial Loan Ops of Great Lakes Credit Union, who is personally known to me (or who proved to me through satisfactory evidence of identification, which was a driver's license) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for the its stated purpose.

Judith A. Howe
Notary Public for
11/13/2021
My commission expires:



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Stewart Title Guaranty Company

Commitment Number: 153002

TITLE INSURANCE COMMITMENT SCHEDULE A LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Chicago, County of Cook, State of Illinois.

Lots 23 through 36 in Block 4 in the Subdivision of Lots 9, 10 and 11 in Zearing Graham and Chandlers Subdivision of the West Half of the Northwest Quarter of Section 1, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

NOTE FOR INFORMATION: Being Parcel No. 25-01-118-009-0000, 25-01-118-010-0000, 25-01-118-011-0000, 25-01-118-012-0000, 25-01-118-013-0000, 25-01-118-014-0000 and 25-01-118-060-0000, of the City of Chicago, County of Cook

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Stewart Title Guaranty Company, This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.