



**THIS INSTRUMENT WAS PREPARED BY  
AND AFTER RECORDING RETURN TO:**  
Illinois Housing Development Authority  
111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attn: Brent D. Butcher

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2021 09:32 AM PG: 1 OF 6

Property Address:  
See Attached Exhibit A

Property Identification No(s):  
See Attached Exhibit A

**FHA Project No. 071-98086  
CA - 11830**

## **SUBORDINATION OF MANAGEMENT AGREEMENT (CREDIT ADVANTAGE LOAN)**

**THIS SUBORDINATION OF MANAGEMENT AGREEMENT (CREDIT ADVANTAGE LOAN)** (this "Agreement") is made as of this 30th day of December, 2020 by **EVERGREEN REAL ESTATE SERVICES, LLC**, an Illinois limited liability company ("Manager"), to and for the benefit of the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY**, a body politic and corporate established pursuant to the Illinois Housing Development Act, 20 ILCS 3805/1 *et seq.*, as amended from time to time ("Lender").

## **RECITALS**

**WHEREAS**, Lender has agreed to make a loan to Schiller Place LP ("Borrower"), in the maximum principal amount of Six Million Seven Hundred Fifty Thousand and No/100 Dollars (\$6,750,000.00) ("Loan") for the permanent financing of a multifamily housing development known as Schiller Place (the "Development") to be located on the real estate legally described on **Exhibit A** attached hereto and made a part hereof. The Loan is secured by that certain Mortgage, Security Agreement and Assignment of Rents and Leases of even date herewith, given by Borrower in favor of Lender ("Mortgage") and certain other documents evidencing, securing and governing the Loan. The Mortgage and such other loan documents are collectively referred to in this Agreement as the "Loan Documents"; and

**WHEREAS**, Borrower and Manager have entered into a certain management agreement (the "Management Agreement"), whereby Manager has agreed to furnish services for the rental, operation and management of the Development in exchange for certain payments to Manager for its services and the payment of expenses incurred by Manager in connection with such services; and

**WHEREAS**, in addition, Borrower executed and delivered an Assignment of Contracts, Licenses and Permits of even date herewith for the benefit of Lender (the "CLP Assignment"), which included an assignment of the Management Agreement; and

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**WHEREAS**, pursuant to the Illinois Mechanics Lien Act, 770 ILCS 60/0.1 *et seq.*, as amended from time to time, managers may have lien rights with respect to unpaid fees, expenses and other costs incurred in connection with the management of real property and improvements; and

**WHEREAS**, Lender requires, as a condition precedent to its making of the Loan, that (i) the lien and security interests of the Mortgage and the other Loan Documents be paramount, superior and prior to any and all existing liens or future rights to liens of Manager or any person or entity claiming by, through or under Manager which arise from or relate to the Management Agreement or any obligations, expenses and indebtedness arising thereunder or related to the Management Agreement (collectively, the "Junior Liens"); and (ii) Manager consents to the CLP Assignment

**NOW, THEREFORE**, in consideration of the mutual covenants made in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, and to induce Lender to make the Loan, it is agreed as follows:

1. The foregoing recitals are incorporated in this Agreement.
2. The Junior Liens are subordinated and made subject to the lien and operation of the Mortgage and other Loan Documents and any indebtedness, liabilities or obligations arising under or secured by such documents.
3. Any notice, demand, request or other communication that any party may desire or may be required to give to any other party under this Agreement shall be given in writing, at the addresses set forth below, by any of the following means: (a) personal service; (b) overnight courier; or (c) certified or registered United States mail, postage prepaid, return receipt requested.

To Manager:

Evergreen Real Estate Services, LLC  
566 W. Lake Street, Suite 400  
Chicago, IL 60661  
Attention: David Block

To Lender:

Illinois Housing Development Authority  
111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attention: Director, Multifamily Financing

with a copy to:

Illinois Housing Development Authority

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111 East Wacker Drive, Suite 1000  
Chicago, Illinois 60601  
Attention: General Counsel

Such addresses may be changed by notice to the other party given in the same manner as provided in this Agreement. Any notice, demand, request or other communication sent pursuant to subsection (a) shall be served and effective upon such personal service. Any notice, demand, request or other communication sent pursuant to subsection (b) shall be served and effective one (1) business day after deposit with the overnight courier. Any notice, demand, request or other communication sent pursuant to subsection (c) shall be served and effective three (3) business days after proper deposit with the United States Postal Service.

4. This Agreement shall be binding upon Manager and its successors and assigns, and shall inure to the benefit of Lender and its successors and assigns.

5. Manager agrees to execute such further documents or instruments and take such further actions as Lender may reasonably request, at any time and from time to time, to carry out the intent of this Agreement.

6. Notwithstanding anything contained in the Management Agreement to the contrary, at any time following the date on which Lender (or any affiliate or designee of Lender) becomes an owner of any portion of the Development in any manner (including, without limitation, by purchasing the Development at a foreclosure sale or by acceptance of a deed in lieu of foreclosure), Lender shall have the right to terminate the Management Agreement (without penalty or payment of any sum) upon not less than five (5) days' prior written notice to Manager.

7. Manager acknowledges receipt of a copy of, and consents to, the CLP Assignment by Borrower, and agrees to each and all of its terms and conditions.

8. This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois. Wherever possible each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

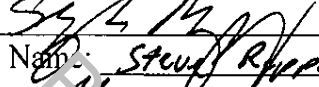
[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, the undersigned has caused this Subordination of Management Agreement to be executed by its duly authorized representative.

**MANAGER:**

**EVERGREEN REAL ESTATE SERVICES, LLC**  
an Illinois limited liability company

By:   
Printed Name: Steven R. Reppin  
Title: Manager

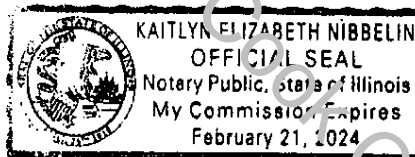
Property of Cook County Clerk's Office

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STATE OF ILLINOIS     )  
   ) SS  
 COUNTY OF Cook     )

I, the undersigned, a notary public in and for the State and County aforesaid, do certify that Stephen Rappin, personally known to me to be the Manager of Evergreen Real Estate Services, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument in his/her capacity as Manager of Evergreen Real Estate Services, LLC, as his/her free and voluntary act and deed and as the free and voluntary act and deed of Evergreen Real Estate Services, LLC for the uses and purposes therein set forth.

Given under my hand and official seal this 16 day of December, 2020.



Kaitlyn Elizabeth Nibbelin  
 Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION OF DEVELOPMENT

LOT 12 IN NEW CITY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2018 AS DOCUMENT 1808744017, IN COOK COUNTY, ILLINOIS.

Address: 711 W. Schiller Street, Chicago, IL 60642  
731 W. Schiller Street, Chicago, IL 60642  
749 W. Schiller Street, Chicago, IL 60642

PIN: 17-04-112-071-0000