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SCRIVENER'S AFFIDAVI Doc# 2113819033 Fee \$88.00 Prepared By: (Name & Address) Pamela Cash, Senior Assistant General Counsel KAREN A. YARBROUGH COOK COUNTY CLERK Chicago Housing Authority DATE: 05/18/2021 02:49 PM PG: 1 OF 4 60 E. Van Buren St., 12th Fl, Chicago, Illinois 60605 Property Identification Number: Document Number to Correct: Pamela Cash, Senior Asst. Con. Csl. , the affiant and preparer of this Scrivener's Affidavit, whose relationship to the above-referenced document number is (ex. drafting attorney, closing title company, grantor/grantee, etc.): **Drafting Attorney** , do hereby swear and affirm that Document Number: , included the following mistake: On Page 1 in the first sentence, there is a 2001718109 a typographical error. The date of January 16, 2017 is erroneous. The correct date is January 16, 2020. which is hereby corrected as follows: (use additional pages as needed, legal must be attached for property, or attach an exhibit which includes the correction—but DO NCT ATTACH the original/certified copy of the originally This Subordination Agreement (HOME Loan) ("Agreement") is made as of January 16, 2020, recorded document): , the affiant, do hereby swear to the above correction, and Finally, I Pamela Cash, Senior Asst. Gen. Csl believe it to be the true and accurate intention(s) of the parties who drafted and recorded the referenced document. avit Executed Affiant's Signature Above **NOTARY SECTION:** State of Illinois County of Cook , a Notary Public for the above-referenced jurisdiction do hereby swear and affirm that the above-referenced affiant did appear before me on the below indicated date and affix her/his signature or marking to the foregoing Scrivener's Affidavit after providing me with a government issued identification, and appearing to be of sound mind and free from any undue coercion or influence. AFFIX BELOW Notary Public Signature Below **Date Notarized Below** Official Seal i aRue Little

Official Seal LaRue Little Notary Public State of Illinois My Commission Expires 02/03/2025 Metary Public State of Illinois

es in Expire , 07/03/2025

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This instrument is prepared by:

Elvin E. Charity Charity & Associates, P.C. 20 N. Clark Street, Suite 11500 Chicago, Illinois 60602

and after recording, should be returned to:

Pamela Cash Assistant General Counsel Chicago Housing Authority Office of the General Counsel 60 E. Van Buren Street, 12th Fl. Chicago, Illinois 60003

(SPACE ABOVE FOR RECORDER'S USE)

SUBO'AL INATION AGREEMENT (Soutabridge 1B DTC Loan)

THIS SUBORDINATION AGREEMENT (HOME Loan) ("Agreement") is made as of January 16, 2020, by and among (i) SOUTHBRIDGE 9 MASTER OWNER LLC, an Illinois limited liability company ("Borrower"), with a mailing address of c/o 1re Community Builders, 135 South LaSalle Street, Suite 3350, Chicago, Illinois 60603, (ii) NEW HOPE COMMUNITY CAPITAL. INC., an Illinois corporation (the "Junior Lienholder"), with a mailing address of 185 Dartmouth Street, Boston, Massachusetts 02116, and (iii) CHICAGO HOUSING AUTHORYTY, an Illinois municipal corporation ("CHA"), with a mailing address of 60 East Van Buren Street, Chicago, Illinois 60605, Attn: Chief Executive Officer.

RECITALS

- A. Borrower is the owner of (i) a leasehold estate in certain land (the 'Lar d') situated in the City of Chicago, Illinois, legally described on Exhibit A attached hereto and made a part nereof, and (ii) fee simple estate in the improvements (the "Improvements") now or hereafter located on the Land. The Borrower's leasehold estate in the Land and fee simple estate in the Improvements are herein after referred to collectively, as the "Premises."
- B. Borrower intends to construct on the Land a mixed-use development on the which will consist of a single building with (i) one hundred three (103) residential housing units of which forty-three (43) units shall be for low-and-moderate-income families, and sixty (60) shall be market-rate units, (ii) five thousand six hundred (5,600) square feet, ground-floor commercial retail space, (iii) approximately fifty-five (55) parking spaces, and (iv) related common areas (the "Development") in accordance with the Plans and Specifications.
- C. Borrower has applied to CHA for a loan (the "Senior Loan") in the maximum principal amount of One Million Three Hundred Forty Thousand and 00/100 Dollars (\$1,340,000.00), for the purpose of financing a portion of the costs of the construction of the Development.

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EXHIBIT A

LEGAL DESCRIPTION FOR SOUTHBRIDGE PHASE 1B

PARCEL 1:

THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, EXECUTED BY CHICAGO HOUSING AUTHORITY, AN ILLINOIS MUNICIPAL CORPORATION, AS LANDLORD, AND TCB DEVELOPMENT SERVICES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TENANT, DATED AS OF JANUARY 16, 2020, WHICH LEASE WAS RECORDED JANUARY 1, 2020, AS DOCUMENT NUMBER 2017 8067 ASSIGNED 3 THE ASSIGNMENT AND ASSUMPTION AND AMENDMENT OF GROUND LEASE, DATED AS OF JANUARY 16, 2020, BETWEEN SAID TCB DEVELOPMENT SERVICES LLC, AND SOUTHBRIDGE 9 MASTER OWNER LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHICH ASSIGNMENT AND ASSUMPTION AND AMENDMENT OF GROUND LEASE WAS RECORDED JANUARY 1, 2020, AS DOCUMENT NUMBER 2001 1006 WHICH LEASE DEMISES THE FOLLOWING DESCRIBED PROPERTY FOR A TERM OF 99 YEARS ENDING JANUARY 15, 2119:

THAT PART OF LOTS 13 THROUGH 24 (BOTH INCLUSIVE), THAT PART OF LOTS 27 THROUGH 33 (BOTH INCLUSIVE) AND THAT PART OF THE NORTH-SOUTH 15 FOOT WIDE PUBLIC ALLEY VACATED PER DOCUMENT NUMBER 15805877, RECORDED JANUARY 6, 1954, ALL IN BLOCK 10, IN UHLICH AND MUHLKE'S ADDITION TO CHICAGO, A SUBDIVISION OF THE EAST HALF OF THE NOF THEAST QUARTER (EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF) IN SECTION 28 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 10; THENCE SOUTH 01 DEGREES 31 MINUTES 56 SECONDS EAST, ALONG AN ASSUMED BEARING, BEING THE EAST LINE OF LOTS 1 THROUGH 24 (BOTH INCLUSIVE) IN BLOCK 10, ALSO BEING THE WEST LINE OF STATE STREET, 309.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 31 MINUTES 56 SECONDS EAST ALONG THE LAST DESCRIBED COURSE 289.70 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON THE NORTH LINE OF VACATED W. 24TH STREET AS VACATED BY SAID DOCUMENT NUMBER 15805877; THENCE SOUTH 88 DEGREES 29 MINUTES 48 SECONDS WEST ALONG THE LAST DESCRIBED LINE 116.21 FEET; THENCE NORTH 01 DEGREE 31 MINUTES 56 SECONDS WEST 65.80 FEET; THENCE SOUTH 88 DEGREES 28 MINUTES 04 SECONDS WEST 38.50 FEET; THENCE NORTH 01 DEGREE 31 MINUTES 56 SECONDS WEST 139.00 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 04 SECONDS EAST 38.50 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 48 SECONDS EAST 116.21 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, THEREON.

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PARCEL 2:

FEE SIMPLE TITLE TO ALL BUILDINGS AND IMPROVEMENTS LOCATED, OR TO BE LOCATED AFTER THE DATE OF THE AFORESAID GROUND LEASE, ON THE LEASEHOLD ESTATE HEREINABOVE DESCRIBED AS PARCEL 1.

ADDRESSING

Common Audresses: 2336-2356 S. State Street, Chicago IL 60616 Residential Addresses: 2344 S. State Street, Chicago IL 60616 2336 S. State Street, Chicago IL 60616; 2340 S. State Street, Chicago IL 60616

Management Address: 2350 S. State Street, Chicago IL 60616 Community Space Address: 2356 S. State Street, Chicago IL 60616

PROPERTY PINS

Property Pins: 17-28-218-029 (affects part of the land and other property); and

17-28-218-030 (affects part of the land and other property)