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Doc# 2120101320 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 11:36 AM Pg: 1 of 4

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT made this , 20th day of November, 2020, by and among 2829 N. Natoma LLC, an Illinois Limited Liability Company, "Borrower" and First Nations Bank, Chicago, Illinois, an Illinois Banking Corporation and First Nations Bank

RECITALS

WHEREAS, Borrower is indebted to First Nations Bank on a Promissory Note in the original amount of One Million, One Hundred Twenty Seven Thousand and no/100 (\$1,127,000.00) Dollars, and said obligation is secured by a Mortgage and Assignment of Rents dated September 16, 2013 and recorded in the Cook County Recorder of Deeds office on September 26, 2013 as Document No. 1326935156 and 1326935157, and in favor of First Nations Bank in the following described real estate:

Parcel 1: Lot 131 in First Addition to Monte Clare Gardens, a Subdivision of the West 1/2 of the Northeast 1/4 (except part taken for railroad) and also the vacated alley north and adjoining said Lot 131, in Section 30, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 117 and 118 all in First Addition to Monte Clare Gardens, a Subdivision of the West 1/2 of the Northeast 1/4 (except part taken for railroad) in Section 30, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-30-227-003-0000; 13-30-227-009-0000; 13-30-227-010-0000
Commonly Known as: 2827-2653 N Natoma and 6611-6621 W George, Chicago, IL 60634; and

WHEREAS, Borrower is indebted to First Nations Bank on a Promissory Note in the original amount of One Million, Eight Hundred Thousand and no/100 (\$1,800,000.00) Dollars, and said obligation is secured by a Mortgage and Assignment of Rents dated October 14, 2016 and recorded in the Cook County Recorder of Deeds office on December 9, 2016 as Document No. 1634422039 and 1634422040, and in favor of First Nations Bank in the following described real estate:

Parcel 1: Lot 131 in First Addition to Monte Clare Gardens, a Subdivision of the West 1/2 of the Northeast 1/4 (except part taken for railroad) and also the vacated alley

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north and adjoining said Lot 131, in Section 30, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 117 and 118 all in First Addition to Monte Clare Gardens, a Subdivision of the West 1/2 of the Northeast 1/4 (except part taken for railroad) in Section 30, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-30-227-003-0000; 13-30-227-009-0000; 13-30-227-010-0000
Commonly Known as: 2827-2653 N Natoma and 6611-6621 W George, Chicago, IL 60634; and

WHEREAS, Borrower is indebted to First Nations Bank on a Promissory Note in the original amount of Five Million, Two Hundred Thousand and no/100 (\$5,200,000.00) Dollars, and said obligation is secured by a Mortgage and Assignment of Rents dated March 20, 2013 and recorded in the Cook County Recorder of Deeds office on April 22, 2013 as Document No. 1311212080 and 1311212081, and in favor of First Nations Bank in the following described real estate:

Parcel 1: Lot 131 in First Addition to Monte Clare Gardens, a Subdivision of the West 1/2 of the Northeast 1/4 (except part taken for railroad) and also the vacated alley north and adjoining said Lot 131, in Section 30, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lots 117 and 118 all in First Addition to Monte Clare Gardens, a Subdivision of the West 1/2 of the Northeast 1/4 (except part taken for railroad) in Section 30, Township 40 North, Range 13, East of the third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-30-227-003-0000; 13-30-227-009-0000; 13-30-227-010-0000
Commonly Known as: 2827-2653 N Natoma and 6611-6621 W George, Chicago, IL 60634; and

WHEREAS, Borrower has requested First Nations Bank to loan them the sum of Nine Million, Four Hundred Sixty-Three Thousand and no/100 (\$9,463,000.00) Dollars, but First Nations Bank is unwilling to make such loan unless it obtains a first mortgage on the real estate above described; and

WHEREAS, First Nations Bank is willing to subordinate its mortgage on real estate to the mortgage to be made to First Nations Bank

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed by the parties as follows:

SECTION 1. First Nations Bank hereby subordinates its mortgage on the above described real estate to the mortgage to be made by Borrower, to secure its loan from First Nations Bank in the principal sum of Nine Million, Four Hundred Sixty-Three Thousand and no/100 (\$9,463,000.00) Dollars and all additional amounts which the Borrower may be obligated to pay pursuant to the terms of the note or mortgage.

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STATE OF ILLINOIS)
)
COUNTY OF) ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Simona Weber, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of November, 2010.

Bridget M. Leen
Notary Public

Prepared By: Melissa L Long Smith
First Nations Bank
1151 E. Butterfield
Wheaton, IL 60187



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