

# UNOFFICIAL COPY

This Instrument Prepared by and  
After Recording Return To:  
Paul Hastings LLP  
71 S. Wacker Drive, 45th Floor  
Chicago, IL 60606  
Attn: Gregory E. Spitzer



Doc# 2309034002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2023 09:04 AM PG: 1 OF 5

## PARTIAL SUBORDINATION OF MORTGAGE AND ASSIGNMENT OF RENTS

**THIS PARTIAL SUBORDINATION OF MORTGAGE AND ASSIGNMENT OF RENTS** (this "**Subordination**") is made as of March 29, 2023, by CRYSTAL LAKE BANK & TRUST COMPANY, N.A., having an address at 70 N. Williams Street, Crystal Lake, IL 60014 (together with its successors and assigns, "**Mortgagee**"), to FP4 LLC, an Illinois limited liability company (together with its permitted successors and assigns, "**FP4**"), FP5 LILC, an Illinois limited liability company (together with its permitted successors and assigns, "**FP5**"), and FP6 LLC, an Illinois limited liability company (together with its permitted successors and assigns, "**FP6**"), together with FP4 and FP5, "**Owner**") each having an address at 1611 W. Division Street, Suite 201, Chicago, IL 60622.

### RECITALS:

WHEREAS, Mortgagee is the owner and holder of (i) that certain Mortgage made by Full Park LLC, an Illinois limited liability company (as predecessor-in-interest to Owner, "**Full Park**"), for the benefit of Mortgagee, dated October 14, 2021, and recorded on February 2, 2022 as Document No. 2203357004 (as amended, restated, replaced, supplemented or otherwise modified from time to time, collectively, the "**Mortgage**") in the Cook County Clerk's Office (the "**Public Records**"), and (ii) that certain Assignment of Rents made by Full Park for the benefit of Mortgagee, dated October 14, 2021 and recorded February 2, 2022 as Document No. 2203357005 in the Public Records (the "**Assignment of Rents**", together with the Mortgage, the "**Security Instruments**"), which Security Instruments encumber the property described therein on the land legally described in Exhibit "A" attached hereto and incorporated herein (the "**Property**").

WHEREAS, Lot 5 and Lot 6 of the Property is encumbered by that certain Driveway Easement Agreement, by and between FP5 and FP6, dated March 29, 2023, and recorded on March 31, 2023 as Document No. 23090340000 in the Public Records (the "**Driveway Easement**"), and the entire Property is encumbered by that certain Easement, by and between FP4, FP5, and FP6, dated March 29, 2023, and recorded on March 31, 2023 as Document No. 2309034001 in the Public Records (the "**Conduit Easement**", together with the Driveway Easement, the "**Easements**"); and

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WHEREAS, Mortgagee desires to subordinate the Security Instruments and the obligations secured thereby to the Easements.

NOW, THEREFORE, in consideration of the foregoing and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mortgagee hereby covenants, agrees and gives notice as follows:

1. The Security Instruments hereby made, and shall continue to be, subject and subordinate to the Easements.

*[Remainder of Page Intentionally Left Blank]*

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Mortgagee has executed and delivered this Subordination the day and year first written above.

**MORTGAGEE:**

**CRYSTAL LAKE BANK & TRUST  
COMPANY, N.A.**



By: [Signature]  
Name: James N. Thorpe  
Title: CEO

STATE OF IL )

) SS:

COUNTY OF Lake )

I, Emily Glade, a Notary Public in and for said County and State, do hereby certify that James Thorpe, as CEO of Crystal Lake Bank & Trust Company, N.A., 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 she/he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of said corporation, for the purposes and therein set forth.

Given under my hand and official seal, this 28 day of March, 2023

[Signature]

Notary Public

My Commission Expires: 2-3-24

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## EXHIBIT "A"

### DESCRIPTION OF LAND

#### Lot 4

THAT PART OF LOTS 3 AND 6 AND ALL OF LOT 2, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 00°31'45" EAST ALONG THE EAST LINE OF LOTS 2 AND 3 A DISTANCE OF 41.33 FEET; THENCE SOUTH 89°39'46" WEST 140.00 FEET; THENCE NORTH 00°31'45" WEST 34.33 FEET; THENCE NORTH 89°39'46" EAST 40.90 FEET TO THE WEST LINE OF LOT 2; THENCE NORTH 00°30'36" WEST ALONG THE WEST LINE LOT 2 A DISTANCE OF 7.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°39'46" EAST ALONG THE NORTH LINE OF LOT 2 A DISTANCE OF 99.09 FEET TO THE POINT OF BEGINNING, ALL IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 5, IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Addresses: 2342 N. Cleveland Avenue, Chicago, IL 60614

Tax PINs: 14-33-104-099-0000

#### Lot 5

THAT PART OF LOTS 3, 4 AND 6, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 00°31'45" EAST ALONG THE EAST LINE OF LOTS 2 AND 3 A DISTANCE OF 41.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°39'46" WEST 140.00 FEET; THENCE SOUTH 00°31'45" EAST 41.33 FEET; THENCE NORTH 89°39'46" EAST 140.00 FEET TO THE EAST LINE OF LOT 4; THENCE NORTH 00°31'45" WEST ALONG THE EAST LINE OF LOTS 3 AND 4 A DISTANCE OF 41.33 FEET TO THE POINT OF BEGINNING, ALL IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 5, IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 2340 N. Cleveland Avenue, Chicago, Illinois 60614

Tax PINs: 14-33-104-100-0000

#### Lot 6

THAT PART OF LOTS 4 AND 6, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 00°31'45" EAST ALONG THE EAST LINE OF LOTS 2, 3 AND 4 A DISTANCE OF 82.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°31'45" EAST 41.34 FEET TO THE SOUTH LINE OF THE NORTH 76.00 FEET OF LOT 4; THENCE SOUTH 89°39'46" WEST ALONG

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THE SOUTH LINE OF THE NORTH 76.00 FEET OF LOT 4 A DISTANCE OF 99.14 FEET TO THE EAST LINE OF LOT 6; THENCE SOUTH 00°30'36" EAST ALONG THE EAST LINE OF LOT 6 A DISTANCE OF 42.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°39'59" WEST ALONG THE SOUTH LINE OF LOT 6 A DISTANCE OF 40.85 FEET; THENCE NORTH 00°31'45" WEST 83.34 FEET; THENCE NORTH 89°39'46" EAST 140.00 FEET TO THE POINT OF BEGINNING, ALL IN ASSESSOR'S DIVISION OF LOTS 1, 2 AND 3 IN BLOCK 5, IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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