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RECORDING REQUESTED BY:

PALE MARKET P&S:
AJD

WHEN RECORDED MAIL TO:

U.S. Bank National Association,
400 City Center
Oshkosh, WI 54901



2322257055

Doc# 2322257055 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 02:50 PM PG: 1 OF 6

CP122-84470 4/7

Space Above this Line for Recorder's Use

SUBORDINATION OF LEASE

THIS SUBORDINATION OF LEASE is made by MI-BRN Enterprises, Inc. ("Tenant") as of the date set forth below.

Tenant and 7620 W. IRVING PARK RD., LLC ("Landlord") are parties to a lease dated May 31, 2023 (the "Lease"), covering premises (the "Premises") which are located on the real property legally described in Exhibit A attached hereto and made a part hereof, having an address 7614-7618 & 7620 W. Irving Park Road, Norridge IL 60706 and a property tax identification number 12-13-317-029-0000, 12-13-317-030-0000 and 12-13-317-031-0000.

U.S. BANK NATIONAL ASSOCIATION ("Bank") has made or may make a loan or loans to Landlord directly or indirectly secured by one or more mortgages or deeds of trust covering the Premises (as modified, supplemented, renewed, extended, consolidated, increased or replaced from time to time, and which mortgages or deeds(s) of trust may secure future advances made by Bank, collectively the "Mortgage/Deed of Trust").

As a condition to any such loan, Bank has required that the Lease be subordinate to the Mortgage/Deed of Trust.

Tenant hereby covenants that the Lease and any extensions, renewals, replacements or modifications thereof, and all of the right, title and interest of Tenant in and to the Premises, including but not limited to any option or right of first refusal to purchase all or any portion of the Premises, or any acquisition of title to the Premises or any portion thereof by Tenant while the Mortgage/Deed of Trust may be in effect, are and shall be subject and subordinate in all respects to the Mortgage/Deed of Trust and Bank's right, title and interest in the Premises, to any increases in the amounts secured by the Mortgage/Deed of Trust, and to any renewals, modifications,

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restatements, replacements, consolidations and extensions thereof. Tenant further acknowledges and agrees that in the event of foreclosure of the Mortgage/Deed of Trust, or in the event that Bank shall acquire the Premises by conveyance in lieu of foreclosure of the Mortgage/Deed of Trust, the Lease shall be terminated and of no further force and effect.

This Subordination of Lease (the “**Agreement**”) is a “transferable record” as defined in applicable law relating to electronic transactions. Therefore, the holder of the Agreement may, on behalf of Tenant, create a microfilm or optical disk or other electronic image of the Agreement that is an authoritative copy as defined in such law. The holder of the Agreement may store the authoritative copy of such Agreement in its electronic form and then destroy the paper original as part of the holder's normal business practices. The holder, on its own behalf, may control and transfer such authoritative copy as permitted by such law.

[Remainder of Page Intentionally Left Blank]

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IN WITNESS WHEREOF, the undersigned has executed the Agreement as of the date set forth below.

LANDLORD: 7620 W. IRVING PARK RD., LLC

By: Michael C Newberger
Michael C. Newberger, Manager

Dated: 8/8/23

TENANT: MIBKN Enterprises, Inc.

By: Michael C Newberger
Michael C. Newberger, President/Secretary

Dated: 8/8/23

TENANT ADDRESS:
7620 W. Irving Park Road
Norridge, IL 60706

LENDER:

US Bank N.A.

X [Signature]
Authorized Signor

BANK ADDRESS: U.S. Bank National Association
Attn: SBA Division-Servicing
9918 Hibert Street, Suite 301,
San Diego, CA 92131

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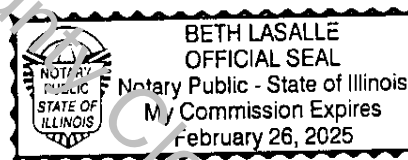
STATE OF IL)
) SS.
COUNTY OF COOK)

On August 8, 2013 before me, Beth Lasalle, personally appeared Michael C. Henderson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of IL that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature Beth Lasalle (Seal)



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STATE OF IL)
) SS.
COUNTY OF COOK)

On August 8, 2019, before me, Beth Lasalle, personally appeared Geoff R. Schneewers, Not Public - IL, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of IL that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Beth Lasalle (Seal)



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EXHIBIT A

(Legal Description)

LOTS 23, 24 & 25 IN BLOCK 8 IN KINSEY'S IRVING PARK BLVD. SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/2 (EXCEPT THE EAST 10 FEET THEREOF) OF SECTION 13, TOWNSHIP 40, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387