



Doc# 2406619026 Fee \$81.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/6/2024 11:54 AM
PAGE: 1 OF 4

41075307 (11 OF 11) SUBORDINATION AGREEMENT

NOW COMES GRANVILLE APARTMENTS LLC, an Illinois limited liability company, the owner for the real estate commonly known as 6230 North Kenmore Avenue, Chicago, Illinois 60660, and hereby represents unto the City of Chicago, that it will complete or cause to be completed all repairs to said real estate as more fully set forth in case number 2023 M1 401245, a complaint filed by the City of Chicago relating to building violations existing in and upon said real estate, which complaint is pending in the Circuit Court of Cook County, Illinois ("Complaint"), and is referenced by that certain Lis Pendens Notice recorded as document number 2326241096 ("Lis Pendens").

That in consideration of the Affidavit of James Miller, this day presented to the City of Chicago, the City of Chicago shall subordinate the Complaint and Lis Pendens to the liens of (1) Walker & Dunlop, LLC in the principal amount of \$25,430,000, (2) CIC Mezzanine Investors, L.L.C. in the principal amount of \$3,000,000 and (3) Community Investment Corporation in the principal amount of \$4,000,000 for the purpose of permitting Greater Illinois Title Insurance Co. to waive the title objection specified in its Commitment for Title Insurance number 41075307 relating to the building violations suit filed by the City of Chicago as case number 2023 M1 401245 in the Circuit Court of Cook County, Illinois, pertaining to the real estate commonly known as 6230 North Kenmore Avenue, Chicago, Illinois 60660, legally described in Exhibit "A" attached.

Corporation Counsel

Attorney for Plaintiff

By:
Amanda Wyzykowski

Assistant Corporation Counsel
2 N. LaSalle Street, Suite 320
Chicago, IL 60602
Corporation Counsel #90909
(312) 742-0343
amanda.wyzykowski@cityofchicago.org

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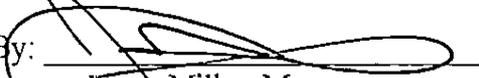
UNOFFICIAL COPY

OWNER:

GRANVILLE APARTMENTS LLC, an Illinois limited liability company

By: Granville MGR LLC, its Manager & Member

By: Exemplar Capital LLC, its Manager

By: 
James Miller, Manager

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AFFIDAVIT

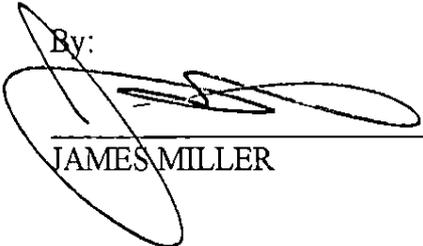
James Miller, being first duly sworn under oath alleges and states as follows:

1. Affiant is the Manager of Exemplar Capital LLC, which is the Manager of Granville MGR LLC, which is the Manager and a Member of Granville Apartments LLC, the owner of property commonly known as 6230 North Kenmore Avenue, Chicago, Illinois 60660, and legally described in Exhibit A attached hereto and made a part hereof ("Property").

2. Walker & Dunlop, LLC has committed to grant Granville Apartments LLC a loan in the principal amount of \$25,430,000 to be secured by a first mortgage lien on the Property.

3. Granville Apartments LLC will use a portion of the proceeds from the aforementioned loan to complete all repairs to said real estate as more fully set forth in case number 2023 MI 401245.

By:

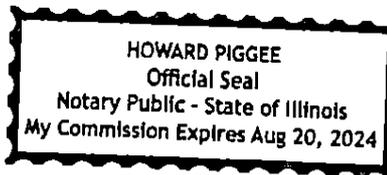


JAMES MILLER

Signed and sworn to before me on this 9th day of February, 2024



Notary Public, Cook County, Illinois



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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1888 AS DOCUMENT 1042704, IN COOK COUNTY, ILLINOIS.

Property address: 6230 N Kenmore Avenue, Chicago, IL 60660
Tax Number: 14-05-205-013-0000

Property of Cook County Clerk's Office