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RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Bank of America, N.A.
Gateway Village - 900 Building
NC1-026-06-06
900 W. Trade Street
Charlotte, NC 28255

Doc# 2409609022 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
BLANKET FEE:\$75.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/5/2024 3:07 PM
PAGE: 1 OF 6

THIS DOCUMENT PREPARED BY:

Melinda M. Swain
Assistant Vice President
Bank of America, N.A.
Gateway Village - 900 Building
NC1-026-06-06
900 W. Trade Street
Charlotte, NC 28255

Space above for Recorder's Use

SUBORDINATION AGREEMENT - LEASE

This Agreement is made as of January 30, 2024, by and among Carolina Therapeutic Services, Inc. ("Lessee") and 4519-4535 W Diversey Ave LLC ("Lessor") in favor of Bank of America, N.A. ("Bank").

Factual Background

A. Lessor and Lessee have entered into a lease agreement dated as of January 30, 2024 ("Lease"), covering certain premises located at 4517-4535 W Diversey Ave, Chicago, IL 60639 ("Property"). The Property is more particularly described in Exhibit A attached hereto and incorporated herein.

B. Bank is the mortgagee under a Mortgage, Assignment of Rents, Security Agreement and Fixture Filing ("Mortgage"), dated as of January 30, 2024, which Mortgage will be recorded concurrently herewith in the Official Records of Cook County, Illinois, encumbering the Property. The Mortgage secures certain obligations to Bank as more particularly described therein (the "Secured Obligations").

C. It is a condition to Bank's extending the Secured Obligations that the lien of the Mortgage shall at all times be senior and prior to the interest of Lessee under the Lease.

Agreement

Therefore, Lessor and Lessee agree for the benefit of Bank as follows:

1. The lien of the Mortgage, and any renewals, extensions, modifications and supplements thereto, shall unconditionally be and remain at all times a lien or charge on the Property

Ref #: 1003971187 :- 4519-4535 W Diversey Ave LLC
Subordination Lease (IL)

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prior and superior to the Lease, to the leasehold estate created thereby, and to all rights and privileges of Lessee thereunder.

2. The Bank would not extend the Secured Obligations without this Subordination Agreement.

3. Lessee consents to and approves of all provisions of the Secured Obligations and the Mortgage, as the same may be amended from time to time.

4. Lessee intentionally and unconditionally waives, relinquishes and subordinates its interests under the Lease in favor of the lien of the Mortgage and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, a specific loan or other credit accommodation will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.

IN WITNESS WHEREOF, the undersigned have executed this Subordination Agreement as of the day and year first above written.

LESSEE:

Carolina Therapeutic Services, Inc.

By: 

Clarence Sutton, President

LESSOR:

4519-4535 W Diversey Ave LLC

By: 

Clarence Sutton, Member/Manager

By: 

Corey Sutton, Member/Manager

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LESSEE:

ACKNOWLEDGMENT

North Carolina
STATE OF ~~ILLINOIS~~ ^{CRW})
COUNTY OF Gaston) SS.

This instrument was acknowledged before me on February 19, 2024 by
Clarence Sutton as Member (date)
(name/s of person/s) (type of authority, e.g., officer, trustee, etc)
of 4519-4535 W. Diversey Ave LLC.
(name of party on behalf of whom the instrument was executed)

Christina R. Wittman
Notary Public

(Seal)

CHRISTINA R WITTMAN
Notary Public, North Carolina
Gaston County
My Commission Expires
May 04, 2026

Ref #: 1003971187 :- 4519-4535 W Diversey Ave LLC
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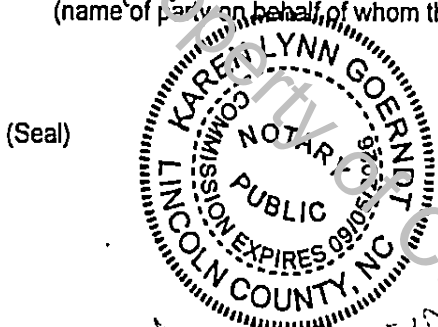
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LESSOR:

ACKNOWLEDGMENT

STATE OF North Carolina
STATE OF ILLINOIS ILG,
COUNTY OF Mecklenburg SS.

This instrument was acknowledged before me on January 30 2024 by
Clarence Sutton as Member (date)
of 4519-4535 W. Diversey Ave LLC (name/s of person/s) (type of authority, e.g., officer, trustee, etc)
(name of party on behalf of whom the instrument was executed)

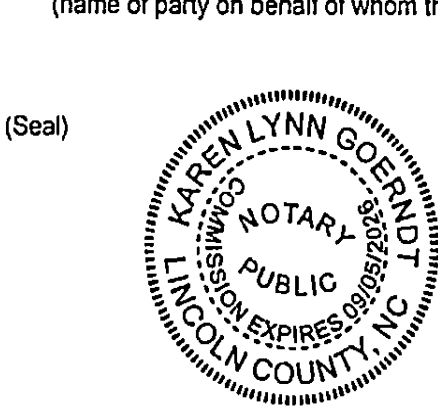


Notary Public

ACKNOWLEDGMENT

STATE OF North Carolina
STATE OF ILLINOIS ILG,
COUNTY OF Mecklenburg SS.

This instrument was acknowledged before me on January 30 2024 by
Corey Sutton as Member (date)
of 4519-4535 W. Diversey Ave LLC (name/s of person/s) (type of authority, e.g., officer, trustee, etc)
(name of party on behalf of whom the instrument was executed)



Notary Public

Ref #: 1003971187 ; - 4519-4535 W Diversey Ave LLC
Subordination Lease (IL)

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EXHIBIT A

LOTS 7 THROUGH 14 IN ALBERT O. ANDERSON'S RESUBDIVISION OF BLOCK 2 IN S.S. HAYES KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Street Address of Property

4517-4535 W Diversey Ave, Chicago, IL 60639

PIN: 13-27-302-006-0000
PIN: 13-27-302-007-0000
PIN: 13-27-302-008-0000
PIN: 13-27-302-009-0000
PIN: 13-27-302-010-0000
PIN: 13-27-302-011-0000

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Subordination Lease (IL)

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AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I Clennie Hernandez, being duly sworn, state that I have access to the copies of the attached
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

Subordination Agreement - Lease

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

Carolina Therapeutic Services, Inc.

(print name(s) of executor/grantor)

4519-4535 W Diversey Ave LLC

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

Title Company

(print your relationship to the document(s) on the above line)

OATH REGARDING ORIGINAL

I state under oath that the original of this document is now LOST or NOT IN POSSESSION of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was NOT INTENTIONALLY destroyed, or in any manner DISPOSED OF for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

Clennie Hernandez

Affiant's Signature Above

4/4/2024

Date Affidavit Executed/Signed

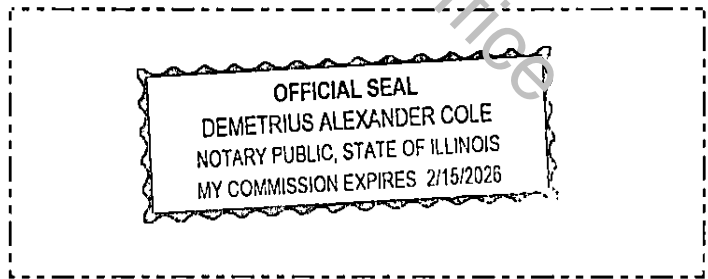
THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

4/4/2024

Date Document Subscribed & Sworn Before Me

[Signature]

Signature of Notary Public



SPECIAL NOTE: This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and NOT the coverpage. However, this affidavit is NOT required to be recorded, only presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document WILL be stamped/labeled as a copy by the Clerk's Office prior to its recording.