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COOK COUNTY, ILLINOIS  
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WHEREAS, Mortgagee has agreed to renew the indebtedness secured by the Mortgage recorded January 29, 1988, Assignment of Rents recorded January 29, 1988 and Security Agreement evidenced by the Financing Statement dated February 1, 1988 and extend up to an additional \$400,000.00 in credit to Mortgagor, only in the event Mortgagee has a first priority Mortgage, Assignment of Rents and security interests and lien on the property legally described on attached Exhibit A and the property generally described in the Financing Statement dated February 1, 1988;

WHEREAS, said Trust Deed is presently subordinate in lien position to the Mortgage executed by Mortgagor in favor of Mortgagee dated January 22, 1988 and recorded January 29, 1988 as Document No. 88043030 and is subordinate in lien position to the Assignment of Rents executed by Mortgagor in favor of Mortgagee recorded by January 29, 1988 as Document No. 88043031 and the security interest granted by Mortgagor to Mortgagee as disclosed by the Financing Statement dated February 1, 1988;

WHEREAS, Mortgagor has executed a Trust Deed dated January 22, 1988 in favor of Trustee and Beneficiary to secure the Promissory Note of \$225,000.00 payable to Beneficiary which Trust Deed is dated January 22, 1988 and recorded January 29, 1988 as Document No. 88043032 ("Trust Deed");

WHEREAS, Mortgagor has executed a Promissory Note in the principal amount of \$225,000.00 payable to Beneficiary and Beneficiary represents and warrants that it is the owner, holder and bearer of this Promissory Note;

WHEREAS, Mortgagor has executed a Security Agreement - Accounts Receivable and Inventory and a Security Agreement - Equipment both dated November 1, 1988 in favor of Mortgagee ("New Security Agreements");

WHEREAS, Mortgagor has executed a Promissory Note dated November 1, 1988 in the principal amount of \$1,900,000.00 made payable to Mortgagee ("New Note");

WHEREAS, Mortgagor has executed a Mortgage dated November 1, 1988 in the principal amount of \$1,900,000.00 in favor of Mortgagee ("New Mortgage");

WHEREAS, Mortgagor has executed a Mortgage dated November 1, 1988 in the principal amount of \$1,900,000.00 in favor of Mortgagee ("New Mortgage");

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SUBORDINATION OF JANUARY 22, 1988 TRUST DEED

The parties to this Agreement are Seaway National Bank of Chicago, a National Banking Association ("Mortgagee"), Chicago Title and Trust Company, an Illinois Corporation as Trustee ("Trustee"), Christ Universal Temple, Inc., an Illinois Not-For-Profit Corporation ("Beneficiary") and Christ Tech Corporation, an Illinois Corporation ("Mortgagor").

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4. Mortgagee, Beneficiary and Trustee intend that this Subordination shall be an ongoing and continuing subordination and shall operate without the necessity of execution of any further documents by Mortgagee, Beneficiary or by Trustee and the lien of the Beneficiary and Trustee granted by the Trust Deed shall now and shall hereinafter be at all times subordinate to any

3. Mortgagee, Beneficiary and Trustee intend that this Subordination shall be automatic and shall operate without the necessity of execution of any further documents by Mortgagee, Beneficiary or by Trustee and regardless of the date the New Mortgage and New Assignment of Rents are recorded and the lien of the Beneficiary and Trustee granted by the Trust Deed shall now and shall hereinafter be at all times subordinate to the lien and security interests granted by Mortgagee to Mortgagee until all amounts evidenced by the New Note together with any renewals, extensions or modifications thereof and secured by the New Mortgage, New Assignment of Rents and New Security Agreements together with any renewals, extensions, modifications or alterations thereto, are paid in full and the New Mortgage, New Assignment of Rents and New Security Agreements are properly released by Mortgagee.

2. The lien of the New Mortgage and New Assignment of Rents granted by the Mortgagee shall be a first and priority lien on the real estate legally described on attached Exhibit A and the rents therefrom for the amount of all principal, interest, advances, costs, expenses, attorneys' fees and paralegal fees provided for in the New Note, New Mortgage, New Assignment of Rents and New Security Agreements executed by the Mortgagee in favor of the Mortgagee.

1. Trustee and Beneficiary hereby subordinate the lien created by the Trust Deed dated January 22, 1988 and recorded January 29, 1988 as Document No. 82042032 to secure a Note in the principal amount of \$225,000.00 to the New Mortgage, New Assignment of Rents and New Security Agreements executed and delivered by the Mortgagee to the Mortgagee all dated November 1, 1988 and the liens created thereby and hereby acknowledge that their Trust Deed is now a "Junior Trust Deed".

NOW THEREFORE, in consideration of the foregoing recitals which are made a part hereof, in consideration of Mortgagee renewing the existing indebtedness and extending additional credit to Mortgagee and in consideration of the following promises, covenants and agreements, the parties hereto agree as follows:

WHEREAS, in consideration of Mortgagee renewing the indebtedness and extending additional credit to Mortgagee, Mortgagee and Beneficiary desire to subordinate any lien which Beneficiary and Trustee have on the property legally described on attached Exhibit A to the New Mortgage, New Assignment of Rents and any existing or New Security Agreements made, executed and delivered by Mortgagee in favor of Mortgagee;

WHEREAS, Mortgagee and Beneficiary desire to renew the indebtedness and extend the additional credit to Mortgagee;

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lien arising from any extension, renewal, modification, amendment or alteration of or to the New Note, New Mortgage, New Assignment of Rents and New Security Agreements regardless of their terms, and regardless of whether or not such extensions, renewals, modifications, alterations or amendments are recorded or filed.

5. This Subordination Agreement shall inure to and bind the heirs, legatees, devisees, trustees, administrators, executors, successors and assigns of the parties hereto.

6. Beneficiary shall mean not only Christ Universal Temple Inc., an Illinois Not-For-Profit Corporation, but shall also include any owner and holder including pledgees of the Note secured by the Trust Deed dated January 22, 1988 and recorded January 29, 1988 as Document No. 88043032, whether or not named as Beneficiary herein and any of their heirs, legatees, devisees, trustees, administrators, executors, successors and assigns.

7. This Subordination Agreement is made, executed and delivered in Chicago, Illinois and shall be construed under the laws of the State of Illinois. Whenever possible, each provision of this Subordination Agreement shall be interpreted in such manner as to be effective and valid under applicable law. If any provisions of this Subordination Agreement are prohibited by or determined to be invalid under applicable law, such provisions shall be ineffective to the extent of such prohibitions or invalidity, without invalidating the remainder of such provisions or the remaining provisions of this Subordination Agreement.

8. This Subordination Agreement is executed and delivered as of the 1st day of November, 1988.

Witness the hands and seals of Mortgagee, Mortgagor, Beneficiary and Trustee as of the day and year set forth above.

Seaway National Bank of Chicago  
a National Banking Association

By: *George M. Ward, M.P.*

Attest: *Shirley Lynn M.P.*

Christ Tech Corporation,  
an Illinois Corporation,

By: *James J. [Signature]*

Attest: *Walter J. [Signature]*

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This instrument prepared by:  
LAW FIRM  
Paul J. Richter  
DeHaan & Richter, P.C.  
55 West Monroe Street  
Chicago, Illinois 60603  
(312) 726-2660

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Attest: \_\_\_\_\_

By: *[Signature]*  
Chicago Title and Trust Company  
as Trustee

Attest: \_\_\_\_\_

By: *[Signature]*  
Christ Universal Temple Inc.,  
an Illinois Not-For-Profit Corporation

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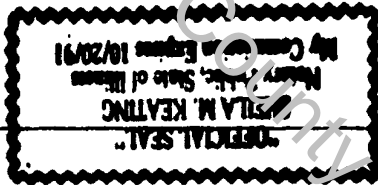
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My Commission Expires:

Sheila Keating  
NOTARY PUBLIC

GIVEN under my hand and notarial seal this 1st day of November, 1988.

I, SHEILA KEATING, a Notary Public in and for the County and State aforesaid, do hereby certify that GEORGE WARD and LORETTA YAMLIKI, personally known to me to be the same persons whose names are as ASST VICE PRESIDENT and VICE PRESIDENT respectively, of Seaway Seaway Seaway a Seaway corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

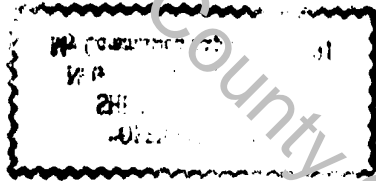
COUNTY OF COOK

STATE OF ILLINOIS

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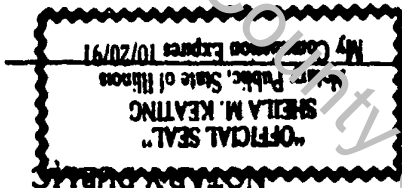
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My Commission Expires:

*Sheila Keating*

GIVEN under my hand and notarial seal this 1st day of November, 1977.

I, SHEILA KEATING, a Notary Public in and for the County of COOK and State aforesaid, do hereby certify that EDGAR HILLEN and CONNIE LEASURE, personally known to me to be the same persons whose names are as TREASURER and SECRETARY, respectively, of CHRIST UNIVER TEMPLE INC, WILLING corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being therunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

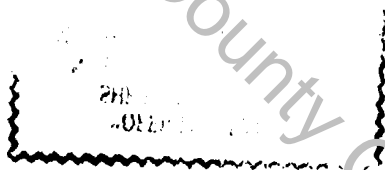
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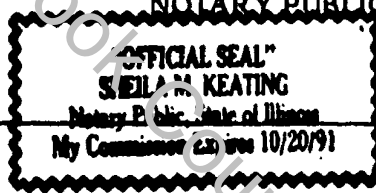
COUNTY OF COOK

I, SHEILA KEATING, a Notary Public in and for the County and State aforesaid, do hereby certify that SALLY JOHNSON and WALTER ROBINSON, personally known to me to be the same persons whose names are as ASST. SECRETARY and TREASURER, respectively, of CHRIST TECH CORPORATION, an ILLINOIS corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that they, being thereunto duly authorized, signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of November, 1987.

Sheila Keating  
NOTARY PUBLIC

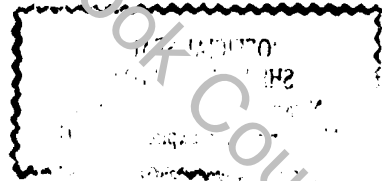
My Commission Expires



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## EXHIBIT A

The West 560 Feet of the North 1/2 of the North East 1/4 of the North West 1/4 of Section 29, Township 37 North, Range 14 East of the Third Principal Meridian, excluding the North 88 Feet thereof and excluding the South 33 Feet thereof, being the North 1/2 of West 120th Street, in Cook County, Illinois.

Permanent Tax Number: 25-29-101-013

Commonly known as: 119th Street and Ashland  
Chicago, Illinois

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STATE OF ILLINOIS, }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Dec 8, 1988 Date

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Notary Public