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SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT

RHK 3/1/88 American National
 AGREEMENT, dated ~~February 1, 1988~~ 1988 among Bank, t/u/t
 66758, having an address at c/o The Crown Group, 117 E. Schaumburg
 Road, Schaumburg, Illinois
 ("Owner"), Metro-Rebar, Inc., having
 an address at 9220 Cherry Street, Franklin Park, Illinois 60131
 ("Lessee"), and RESOURCES PENSION SHARES B (the "Mortgagee"), a
 Massachusetts business trust, having its principal office at 666
 Third Avenue, New York, NY 10017 witnesseth:

WHEREAS, Owner owns the fee simple estate in and
 Mortgagee is the holder of a first mortgage (the "Mortgage") on
 the real property and improvements thereon erected
 (collectively, the "Premises") situated at 2801 W. Roosevelt Road,
 Broadview, Illinois more particularly described on
 Exhibit A annexed hereto;

RHK 3/1/88 WHEREAS, Lessee is in possession of a portion of the
 Premises (the "Devised Premises") pursuant to a certain Lease
 dated February 1, 1988 by and between Owner or Owner's
 predecessor in interest, as landlord and Lessee, as tenant (the
 "Lease"), for an original term expiring February 28, 1998 and

WHEREAS, Owner's interest as landlord under the Lease
 has been assigned to Mortgagee as additional security for the
 Mortgage; and

WHEREAS, Lessee and Mortgagee desire to confirm their
 understanding with respect to the Lease and the Mortgage;

NOW, THEREFORE, in consideration of the mutual
 covenants and agreements herein contained, Mortgagee and Lessee
 hereby agree and covenant as follows:

1. The Lease is in full force and effect in
 accordance with its terms as amended hereby; Lessee has accepted
 and is in possession of the Devised Premises, has opened for
 business and is paying the minimum fixed rent therein reserved;
 the term thereof has commenced; all conditions precedent to the
 commencement of the term and the payment of the minimum fixed
 rent either have been satisfied or are hereby waived; the
 Devised Premises and the occupancy thereof comply with the terms
 of the Lease; and no default under the Lease exists on the part
 of either Owner or Lessee.

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2. Neither Owner nor Lessee shall, without the prior written consent of the holder of the Mortgage, (i) amend the Lease or any extensions or renewals thereof; (ii) terminate the Lease except as provided by its terms; (iii) tender or accept a surrender of the Lease or a prepayment in excess of one month of any rent thereunder; or (iv) subordinate or permit subordination of the Lease to any lien subordinate to the Mortgage. Any such purported action without such consent shall be void as against the holder of the Mortgage.

3. Any notice required to be given by Lessee to Owner shall be given also to the holder of the Mortgage provided such holder, before the Mortgagee, shall have notified Lessee in writing of its name and address, and any right of Lessee dependent upon notice shall take effect only after notice so given. Performance by the holder of the Mortgage shall satisfy any conditions of the Lease requiring performance by Owner, and such holder shall have a reasonable additional time to complete such performance.

4. The Lease now is, and shall at all times continue to be, subject and subordinate in each and every respect, to the Mortgage and to any and all renewals, modifications, extensions, substitutions, replacements and/or consolidations of the Mortgage, but any and all such renewals, modifications, extensions, substitutions, replacements and/or consolidations shall nevertheless be subject to and entitled to the benefits of the terms of this Agreement.

5. Provided Lessee is not in default under the terms of the Lease, the right of possession of Lessee to the Defined Premises shall not be affected or disturbed by Mortgagee in the exercise of any of its rights under the Mortgage or the note secured thereby and any sale of the Premises pursuant to the exercise of any rights and remedies under the Mortgage or otherwise shall be made subject to Lessee's rights of possession under the Lease.

6. If Mortgagee shall become the owner of the Premises, or the Premises shall be sold by reason of foreclosure or other proceedings brought to enforce the Mortgage, or the Premises shall be transferred by deed in lieu of foreclosure, the Mortgagee or the then owner shall recognize Lessee as its direct Lessee under the Lease and the Lease shall continue in full force and effect as a direct Lease between the then owner of the Premises (including Mortgagee or the grantee under a deed in lieu of foreclosure) and Lessee, upon and subject to all of the terms, covenants and conditions of the Lease for the balance

*Notwithstanding anything herein to the contrary, the Owner and the holder of the Mortgage herein consent to a pre-payment of rental from Lessee to the Landlord, Blaw Knox Corporation of \$39,049.34 which represents rental for the first six months after commencement of the Lease.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year first above written at the places set forth above their signatures.

American National Bank, Trust & Savings Company
Trustees as attached and not individually

By: Richard J. Higgins President
(Lessee) METRO REDAR inc.
Second Vice President

By: [Signature]
ASSISTANT SECRETARY

RESOURCES PENSION SHARES 3

By: [Signature]
(Mortgagee)

This instrument is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, and is hereby and solely as trustee, at the request of the mortgagor and donee as set forth herein in connection with the purchase of the shares of TRUST COMPANY OF CHICAGO OR CONTAINED IN IT ONLY TO THE EXTENT OF THE SHARES AND not otherwise, and no personal liability shall be assumed by the mortgagor against AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO by reason of any of the conditions, covenants, representations or warranties contained in this instrument.

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COOK COUNTY CLERK'S OFFICE
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CORPORATE ACKNOWLEDGEMENT

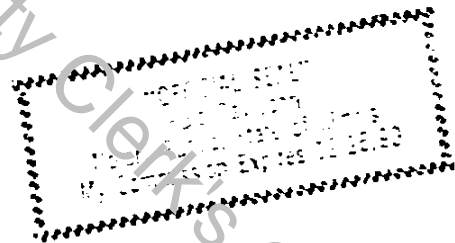
STATE OF ILLINOIS)
 : ss.:
COUNTY OF COOK)

APR 06 1988

On this _____ day of _____ in the year 1988 before me, the undersigned, a Notary Public in and for said State, personally appeared J. Michael Whelan, known to me to be the person who executed the within instrument as ASSISTANT SECRETARY of AMERICAN NATL BK & TR Co of Chicago, the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above in this certificate.

[Signature]
Notary Public



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CORPORATE ACKNOWLEDGEMENT

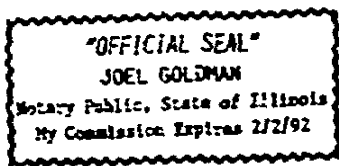
STATE OF Illinois

COUNTY OF Cook

SS.: :

On this 7th day of MARCH in the year 1989 before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD C. KUJAWA, known to me to be the person who executed the within instrument as PRESIDENT of METRO-REBAR, INC., the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or resolution of its Board of Directors.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first written above in this certificate.



Joel Goldman
Notary Public

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RECEIVED ACKNOWLEDGEMENT

STATE OF NEW YORK :
: ss. :
COUNTY OF NEW YORK :

On April 4, 1938, before me, a notary public, duly commissioned and sworn, personally appeared John J. Johnson Jr., personally known to me (or proved to be on the basis of satisfactory evidence) to be the person who executed the within instrument as Vice President of MEMORIAL BUSINESS TRUST, a Massachusetts business trust, the Massachusetts business trust that executed the within instrument, known to me (or proved to be on the basis of satisfactory evidence) to be the person who executed the within instrument of MEMORIAL BUSINESS TRUST, and acknowledged to me that such Massachusetts business trust executed the within instrument pursuant to the terms of resolution of authorization of its Board of Directors.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and date first written above in this certificate.


Notary Public

NANCY K. COVERFORD
NOTARY PUBLIC, State of New York
No. 37403275
Qualified in New York County
Commission Expires August 3, 1938

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EXHIBIT A

LEGAL DESCRIPTION

Parcel 1: That part of Lot 16 lying West of the West right-of-way line of Indiana Harbor Belt Railroad Company (except the South 646.07 feet thereof) in School Trustee's Subdivision of Section 16, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: The South 646.07 feet of that part of Lot 16 lying West of the West right-of-way line of Indiana Harbor Belt Railroad Company (except that part taken for Roosevelt Road) in The School Trustee's Subdivision of Section 16, Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

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