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SUBORDINATION AND NONDISTURBANCE AGREEMENT

THIS AGREEMENT executed this 4th day of May, 1990
 by and between NBD Elk Grove Bank, an Illinois state banking
 corporation, as Mortgagee (the "Mortgagee"), and Residence Inn by
 Marriott, Inc., successor in interest to The Residence Inn Company,
 a Tennessee General Partnership, as Operator (the "Operator") under
 a certain Operating and Management Agreement entered into between
 Operator's predecessor in interest and Michael R. Sparks as Owner
 (the "Owner"), dated January 14, 1987, (the "Operating Agreement").

WITNESSETH:

WHEREAS, Mortgagee is Mortgagee under a certain mortgage made by
 NBD Elk Grove Bank, dated May 4th, 1990, and recorded with the
 Cook County Recorder of Deeds on May 8th, 1990 as document
 number 90-213081 ("the Mortgage") which covers property in
 Schiller Park, Illinois, which is legally described in Exhibit A
 attached ("the Property"), and

WHEREAS, Operator is Operator under the Operating Agreement that
 covers the Property, and

WHEREAS, Operator has agreed to subordinate the rights of the
 Operator under the Operating Agreement with respect to the Property
 to the lien of the Mortgagee (both with respect to past and future
 advances under the Mortgage), provided Operator is assured of
 continued operation of the Property under the terms of said
 Operating Agreement and subject to the terms of the Mortgage.

Prepared by: Laura A. Lipinski
Schwartz, Cooper Kolb & Grynne
Two First Nat'l Plaza
Chicago IL 60603

Box 15

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[Faint, mostly illegible text from a document, possibly a contract or legal notice, covering the majority of the page.]

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NOW, THEREFORE, in consideration of the premises, and of the sum of one dollar (\$1.00), each to the other in hand paid, receipt of which is hereby acknowledged, for the mortgage loan extended to Owner by Mortgagee, and for other good and valuable consideration, the parties agree as follows:

- (1) The Operator and Owner do hereby subordinate and do hereby declare to be subordinate their respective rights with respect to the Property under the Operating Agreement to the lien of the Mortgage (but not to any modification, extension, replacement or renewal thereof), to all advances heretofore made and to all advances hereafter made under said mortgage, such future advances, however, not to exceed the sum of \$10,000,000.00
- (2) In the event it should become necessary to foreclose the Mortgage, the Mortgagee thereunder will not join the Operator under said Operating Agreement in summary or foreclosure proceedings so long as the Operator is not in default under any of the terms, covenants, or conditions of said Operating Agreement.
- (3) In the event that the Mortgagee shall, in accordance with the foregoing, succeed to the interest of the Owner under such Operating Agreement, the Mortgagee agrees to be bound to the Operator under all of the terms, covenants and conditions of the Operating Agreement, and the Operator shall, from and after such event, have the same remedies against the Mortgagee for the breach of an agreement contained in the Operating Agreement that the Operator might have had under the Operating Agreement against the Owner if the Mortgagee had not succeeded to the interest of the Owner; provided, however, that the Mortgagee shall not be
 - (a) Liable for any act or omission of any prior owner (including the Owner) except to the extent that any act or omission shall be continuing after Mortgagee shall have succeeded to the interest of Owner; or
 - (b) Subject to any offsets or defenses which the Operator might have against any prior owner (including the Owner) ; or

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

Deputy Clerk of the Court

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Deputy Clerk of the Court

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Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19____.

Notary Public

My commission expires _____.

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Chicago, Illinois, this _____ day of _____, 20__.

Clerk of Cook County

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STATE OF MARYLAND)
) ss.
COUNTY OF MONTGOMERY)

On this 4th day of May, 1990, before me, Eileen T. Powell, the undersigned officer, personally appeared Gerald J. O'Neill, who acknowledged himself to be the Vice President of RESIDENCE INN BY MARRIOTT, INC., a Delaware corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

Eileen T. Powell
Notary Public

(NOTARIAL SEAL)

My Commission expires: 7-1-90

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1 (A AND B)

A:

Units 203A, 303A, 403A, 503A, 603A, 204A, 304A, 404A, 504A, 604A, 206A, 306A, 406A, 506A, 606A, 205A, 305A, 505A, 605A, 201A, 301A, 401A, 501A, 601A, 202A, 302A, 402A, 502A, 602A, 207A, 307A, 407A, 507A, 607A, 208A, 308A, 408A, 508A, AND 608A in Manderly Place Condominium, as delineated on the survey of the following described parcel of real estate:

Lots 26 through 30 in Kelvin Park, a subdivision in the North Section of Robinson's Reserve, in Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust No. 18670, recorded July 18, 1974 as Document No. 22,787,211, and said survey as amended by the Amendment of Survey recorded November 25, 1974 as Document No. 22,916,524; together with a percentage of common elements appurtenant to said Units, as set forth in said Declaration as amended from time to time.

B:

That part of the South 1/2 of vacated Kelvin Lane lying North of and adjoining Lots 26 to 30 in Kelvin Park, aforesaid, described as follows:

Commencing at the Northwest corner of Lot 30, aforesaid; thence North along the West line of Lot 30, extended North, 21.50 feet; thence Easterly along a straight line a distance of 298.44 feet, more or less, to a point on the Northerly extension of the East line of Lot 26, aforesaid, which is 5.50 feet South of the center line of vacated Kelvin Lane; thence South along said Northerly extension of the East line of Lot 26 to the Northeast corner thereof; thence West along the South line of vacated Kelvin Lane to the Northwest corner of Lot 30, the point of commencement;

aforesaid Kelvin Lane having been vacated by ordinance recorded June 13, 1973 as Document No. 22358512.

PARCEL 2:

The East 10 feet of the South 170 feet of the North 180 feet of Wesley Terrace lying West of and adjoining Lot 23 in Kelvin Park, aforesaid, vacated by Ordinance No. 85-1589 recorded October 4, 1985 as Document 85-220,480.

Property Address:

9450 Lawrence Ave.

Schiller Park, IL

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PARCEL 3:

Lot 10 and 11 and Lots 16 through 25, both inclusive, in Kelvin Park, a subdivision in the North Section of Robinson's Reserve in Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 4:

Easement for the benefit of Lot 10 of Parcel 3 for ingress and egress and utilities as set forth in Paragraph (3) A of the Declaration of Easements recorded December 30, 1963 as Document No. 19,010,212 over, under and across the North 45 feet of Lots 11 to 15, both inclusive, as measured on the East and West lines thereof (except that part falling in Lot 11) and the East 20 feet of Lot 15 (except the North 45 feet thereof as measured on the East and West lines thereof) in Kelvin Park, aforesaid.

PARCEL 5:

Easement for the benefit of Lot 11 of Parcel 3 for ingress and egress and utilities as set forth in Paragraph (3) of the Declaration of Easements recorded October 4, 1963 as Document No. 18,933,044 over, under and across the North 45 feet of Lots 12 through 15, both inclusive, as measured on the East and West lines thereof, and the East 20 feet of Lot 15 (except the North 45 feet thereof, as measured on the East and West lines thereof) in Kelvin Park, aforesaid.

Permanent Index Numbers: 12-10-313-009-1001 Volume: 063
(Affects Unit 203A)

12-10-313-009-1002
(Affects Unit 303A)

12-10-313-009-1003
(Affects Unit 403A)

12-10-313-009-1004
(Affects Unit 503A)

12-10-313-009-1005
(Affects Unit 603A)

12-10-313-009-1006
(Affects Unit 204A)

12-10-313-009-1007
(Affects Unit 304A)

12-10-313-009-1008
(Affects Unit 404A)

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COUNTY OF COOK

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ENCLOSURE

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PERMANENT INDEX NUMBERS (CONTINUED):

12-10-313-009-1009
(Affects Unit 504A)

12-10-313-009-1010
(Affects Unit 604A)

12-10-313-009-1011
(Affects Unit 206A)

12-10-313-009-1012
(Affects Unit 306A)

12-10-313-009-1013
(Affects Unit 406A)

12-10-313-009-1014
(Affects Unit 506A)

12-10-313-009-1015
(Affects Unit 606A)

12-10-313-009-1016
(Affects Unit 205A)

12-10-313-009-1017
(Affects Unit 305A)

12-10-313-009-1019
(Affects Unit 505A)

12-10-313-009-1020
(Affects Unit 605A)

12-10-313-009-1021
(Affects Unit 201A)

12-10-313-009-1022
(Affects Unit 301A)

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PERMANENT INDEX NUMBERS (CONTINUED):

12-10-313-009-1023
(Affects Unit 401A)

12-10-313-009-1024
(Affects Unit 501A)

12-10-313-009-1025
(Affects Unit 601A)

12-10-313-009-1026
(Affects Unit 202A)

12-10-313-009-1027
(Affects Unit 302A)

12-10-313-009-1028
(Affects Unit 402A)

12-10-313-009-1029
(Affects Unit 502A)

12-10-313-009-1030
(Affects Unit 602A)

12-10-313-009-1031
(Affects Unit 207A)

12-10-313-009-1032
(Affects Unit 307A)

12-10-313-009-1033
(Affects Unit 407A)

12-10-313-009-1034
(Affects Unit 507A)

12-10-313-009-1035
(Affects Unit 607A)

12-10-313-009-1036
(Affects Unit 208A)

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PERMANENT INDEX NUMBERS (CONTINUED):

12-10-313-009-1037
(Affects Unit 308A)

12-10-313-009-1038
(Affects Unit 408A)

12-10-313-009-1039
(Affects Unit 508A)

12-10-313-009-1040
(Affects Unit 608A)

12-10-313-001
(Affects Lot 30, Parcel 1(A), and that
part of Parcel 1(B) appurtenant)

12-10-313-002
(Affects Lot 29, Parcel 1(A), and that
part of Parcel 1(I) appurtenant and
other property)

12-10-313-003
(Affects Lot 28, Parcel 1(A) and that
part of Parcel 1(B) appurtenant and
other property)

12-10-313-008
(Affects Lot 27 (except the East 28 feet)
Parcel 1(A) and that part of Parcel 1(B)
appurtenant to all of Lots 26 and 27)

12-10-312-018
(Affects part of Lot 10)

12-10-312-019
(Affects part of Lot 10)

12-10-312-020
(Affects part of Lot 10)

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PERMANENT INDEX NUMBERS (CONTINUED):

12-10-312-021)
(Affects part of Lot 10)

12-10-312-011
(Affects Lot 11)

12-10-314-008
(Affects Lot 16)

12-10-314-007
(Affects Lot 17)

12-10-314-006
(Affects Lot 18)

12-10-314-005
(Affects Lot 19)

12-10-314-004
(Affects Lot 20)

12-10-314-012
(Affects part of Lot 21)

12-10-314-013
(Affects part of Lot 21)

12-10-314-014
(Affects part of Lot 21)

12-10-314-015
(Affects part of Lot 21)

12-10-314-016
(Affects part of Lot 22)

12-10-314-017
(Affects part of Lot 22)

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9 1 1 3 0 3 7 6

PERMANENT INDEX NUMBERS (CONTINUED):

12-10-314-018
(Affects part of Lot 22)

. DEPT-01 RECORDING \$102.00
. T#1111 TRAN 6506 09/20/90 16:13:00

12-10-314-019
(Affects part of Lot 22)

. #0097 + A *-90-460376
. COOK COUNTY RECORDER

12-10-314-009
(Affects part of Lot 23 and that part of Parcel 2
lying West and adjoining said part of Lot 23)

12-10-314-010
(Affects part of Lot 23 and that part of Parcel 2 lying
West and adjoining said part of Lot 23)

12-10-314-011
(Affects part of Lot 23 and that part of Parcel 2 lying
West and adjoining said part of Lot 23)

12-10-313-010
(Affects part of Lot 24)

12-10-313-011
(Affects part of Lot 24)

12-10-313-012
(Affects part of Lot 24)

12-10-313-013
(Affect part of Lot 24)

12-10-313-014
(Affects part of Lot 25)

12-10-313-015
(Affects part of Lot 25)

12-10-313-016
(Affects part of Lot 25)

12-10-313-017
(Affects part of Lot 25)

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