Recording Requested By and When Recorded Mail To:  K. Starr  GNA	Keith Furlong
P.O. Box 490 Seattle, WA 98111-0490 GNA Loan No. Servicer Loan No.	
SUBORDINATION, NONDISTURBANCE A	AND ATTORNMENT AGREEHENT
The corporation marked with an	, a Washington corporation "X" above, whose address is
P.O. Box 490 Seattle, Washington, S be called "Lender". Lender has agree to Commercial National Bank of Berwyn, as Tr	d to make a loan (the "Loan")
("Landlord"), to be accured by the imarked with an "X":	following security instrument
	. DEPT-01 RECORDING \$18.25
[ ] deed of trust	
[X] mortgage	. T07777 TRAN 0891 03/16/90 10/39/00 , 43872 0 F *-90-118243
	. T\$7777 TRAN 0891 03/16/90 10:39:00

With Landlord on all or a portion of the Property (the "Lease") Premises").

Lender needs assurances from Tenant in order to make the Loan. Tenant is willing to give those assurances if Lender will agree not to disturb Tenant's possession of the Leased Premiscs so long as Tenant is not in default under the Lease. Tenant also understands that, in making the Loan, Lender will rely on the assurances and statements made in this agreement.

HOW, THEREFORE, Lender and Tonant agree as follows:

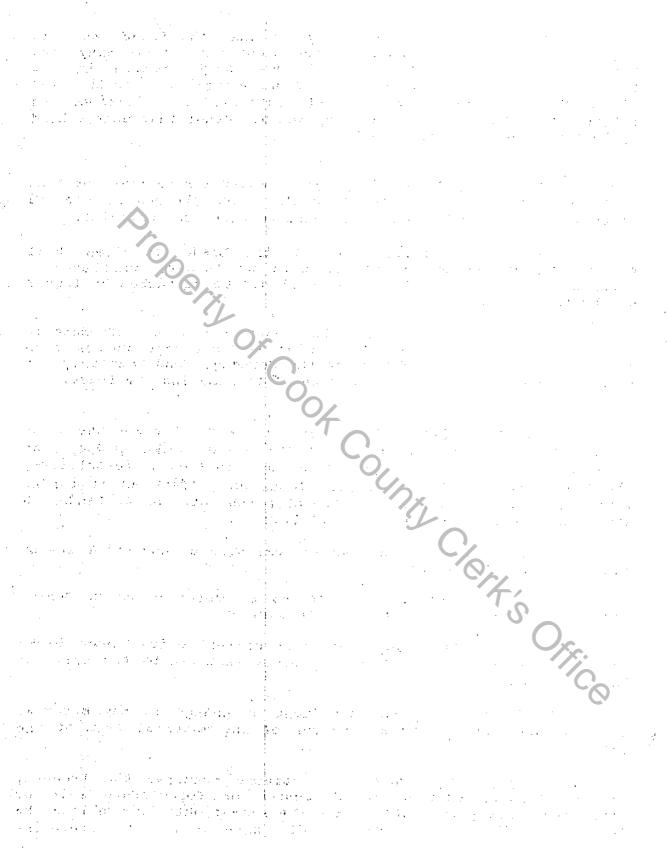
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- Subordination. Tenant agrees that the Lease, and the rights of Tenant in, to and under the Lease and the Property, are hereby subjected and subordinated, and shall remain in all respects and for all purposes subject and subordinate, to the lien of the Mortgage, and to any and all renewals, modifications and extensions of the Mortgage, and any and all other instruments held by Lender as security for the Loan.
- Tenant Not. To Be Disturbed. Lender agrees that, so long as Tenant is not in default under the Lease (beyond any period given Tenant by the terms of the Lease to cure such default):
- (a) Tenant's possession of the Leased Premises shall not be diminished or interfered with by Lender, and Tenant's occupancy of the Leased Promises shall not be disturbed by Lender during the term of the Leage.
- Londer will not join Tenant as a party defendant in any action or proceeding foreclosing the Mortgage unless such joinder is necessary to foreclose the Mortgage, and then only for such purpose and not for the purpose of terminating the Lease.
- Tenant To Attorn To Lender. If Lender becomes the owner of the Premises by reason of foreclosure or other proceedings brought to enforce the Mortgage or by deed in lieu of foreclosure, the Lease shall continue in full force and effect as if Lunder were the original Landlord and Tenunt hereby attorns to Lender as its lessor, except Lender shall not be:
- (a) Liable for any act or onigrion of any prior lessor (including Landlord); or
- (b) Subject to any offsets or defenses which Tenant might have against any such prior lessor; or
- (c) Bound by any prepayment of rent which Tenant might have paid, except as otherwise expressly required by the terms of the Lease: or
- (d) Bound by any amendment or change in any material term of the Lease or by any waiver of any material term of the Lease.
- 4. Third-Party Gwner. If someone acquires the Property through Lender, whether at a trusted or foreclosure sale or otherwise, that person shall have the same rights to continue the Lease with Tenant on Londer would have under the preceding paragraph 3.
- Tunant agrees that it will pay rent Rental Payments. under the Lease to Lender upon written demand from Lender.

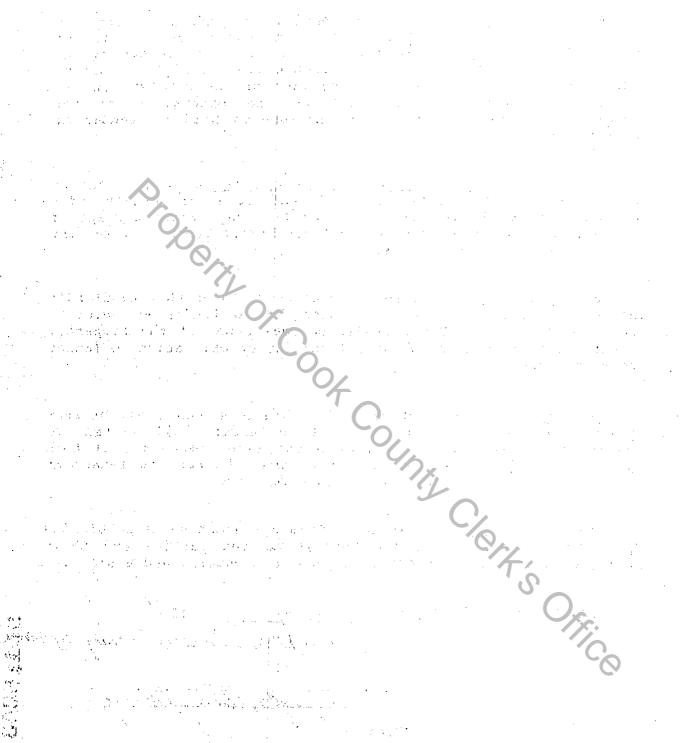


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- 6. <u>Purchase Options</u>. Any option to purchase, right of first refusal, or other right that Tenant has to acquire all or any of the Property is set forth in the Lease. Tenant agrees that, under paragraph 1 above, any such option or right is hereby made subject and subordinate to the lien of the Mortgage and to any and all renewals, modifications and extensions of the Mortgage, and any and all other instruments held by Lender as security for the Loan.
- Lender's Option To Cure Landlord's Default. Tenant agrees that it will notify Lender if Landlord is in default under the Lease and will give Lender thirty (30) days after receipt of such notice in which to cure the default before Tenant invokes any of its reacties under the Lease.
- 8. Assignment Of Lease. Tenant understands that Landlord's interest in the Landlord has been assigned to Lander as security under the Mortgage. Until Lander becomes owner of the Property, however, Lender assumes no duty, liability or obligation to Tenant under the Lease.
- 9. <u>Notices</u>. Any notices under this agreement shall be sent by certified mail. Any notice sent to Lender shall be sent to Lender at the address set forth in the first paragraph of this agreement. Any notice sent to Terant shall be sent to Tenant at the address set forth below its signature hereon.
- 10. Successors And Assigns. This egreement shall be binding upon and shall inure to the benefit of the parties and their heirs, administrators, representatives, successors, and assigns.

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DATED this 2/	day of Telsur	1/2/	90.	ا من
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- 6. Prichage Options. Any option to purchase, right of first refusal, or other right that Tenant has to acquire all or any of the Property is set forth in the Lasse. Tenant agrees that, under paragraph I above, any such option or right is heraby made subject and subordinate to the lien of the Hortgage and to any and all renewals, modifications and extensions of the Mortgage, and any and all other insuruments held by bender as security for the Loan.
- 7. Lender's Option To Turn tandlord's Default. Tenant agrees that it will notify tender if tandlord in in default under the wave and will give Lender thirty (30) days after receipt of such notion in which to ture the default before Tenant invokes any of its rejedies under the bases.
- 8. Addingment Of Legge. Tenant understands that Landlord's interest in the Leens has been assigned to Lender as security under the Hortgage. Until Lander bacomes owner of the Property, nowever, Lender assumes no duty, liability or obligation to Tenant under the Lease.
- 9. <u>Morious</u>. Any notices under this agreement shall be sent by certified most. Any notice sent to Lender shall be sent to Lender at the address set forth in the first paragraph of this agreement. Any notice sent to Tenant shall be sent to Tenant at the address set forth below its signature hereon.
- 10. Quareneory and Arsigna. This sursement shall be binding upon and shall lours to the benefit of the parties and their hours, administrators, representatives, sucressors, and assigns.

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COOK COUNTY CORRESPONDED

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[LENDER'S ACKNOWLEDGHENT]

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COUNTY OF KING	)		
to me known to be the INSURED ANNUITY CO corporation which exedged the said document of said corporation, and on orth stated document, and that corporate seek of said corporate seek of said	•	STRANCE COMP coument, and coluntary act ses therein me ized to executany) affixed	any the acknowl- and deed intioned, ute said I is the
day of Micheles my hand	and official seal here	to affixed th	is The
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[LENDER'S ACKNOWLEDGMENT]

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STATE OF WASHINGTON )	:		÷ .
) SS COUNTY OF KING )			
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On this day personally appeared before me to me known to be the	ac MAU	1. Stay	X1
INSURED ANNUITY CORPORATION/GHA LIFE INS		ia mostan	the
corporation which executed the foregoing dol	Sument, an	d ackno	w1-
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and on oath stated that he/she was authori	zed to ex	ecute s	aid
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Corporate sect of said corporation.			- Ch
with war my hand and official seal hereto	nffixed	this 2	a
day 81, 11/1/1/10, 1990.			
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Weshington, residing	at Work	inclose	e
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COUNTY OF COOK SS			
COUNTY OF LOWE )			
On this day personally appeared before me	SMR. RA	Υ	
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individual(s) who executed the foregoing doc edged to me that signed the same as	ument, inc	free (	and Yim
edged to me that signed the same as voluntary act and deed for the uses and put	tposes the	zein me	an-
tioned.			. '
Witness my hand and official seal hereto	affived (	his 27	th
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"OFFICIAL SEAL" Named Nickes			·
Notary Public, State of Illinois	for the St	ate of	
My Commission Expires 1/24/94 My Commission Expires 1/24/94	ing at		

Rev. 1/30/89

Serie Or County Clark's Office

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH O DEGREES OO MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 (ALSO THE CENTER LINE OF 94TH AVENUE) FOR A DISTANCE OF 64.99 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 50.00 FEET TO A POINT (SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF 94TH AVENUE PER DOCUMENT NUMBER 70L16926); THINCE SOUTH 44 DEGREES 41 MINUTES 27 SECONDS EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 94TH AVENUE FOR A DISTANCE OF 21.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET PER DOCUMENT NUMBER 70L16926; THENCE SOUTH 89 DEGREES 44 MINUTES 09 SECONDS EAST ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 776.69 FEET TO A POINT IN A LINE LYING 500.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AT THE POINT OF BEGINNING; THENCE NORTH O DEGREES OF NITUTES 45 SECONDS EAST ALONG THE SAID LINE 500.00 FEET WEST OF AND PARALLEL TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTIO' 15 FOR A DISTANCE OF 398.78 FEET TO A POINT IN A LINE LYING 450.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 35 MINUTES 48 SECONDS EAST ALONG THE SAID LINE LYING 450.00 FEET WORTH OF AND PARALLEL TO THE SAID SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15 FOR A DISTANCE OF 250.00 FEET TO A LINE 250.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH O DEGREES OF MINUTES 45 SECONDS WEST FOR A DISTANCE OF 393.38 FEET TO THE NORTH TIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTH 89 DEGREES 44 MINUTES 09 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 172.05 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 12 SECONDS WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LIVE OF 159TH STREET FOR A DISTANCE OF 5.00 FEET; THENCE NORTH 19 DEGREES 44 MINUTES 09 SECONDS WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF 159TH STREET FOR A DISTANCE OF 77.92 FEET TO THE POINT OF BEGINNING. IN COOK COUNTY Illinois

Property of Coot County Clerk's Office