

SUBORDINATION AGREEMENT

THIS AGREEMENT is made and entered into as of January 1, 1991 between DYNA BULK, INC., an Illinois corporation, with its principal place of business at 7760-7800 West 60th Place, Summit, Illinois ("Tenant") and LASALLE NATIONAL BANK, a national banking association, with its principal office at 120 S. LaSalle Street, Chicago, Illinois 60603 ("Bank").

A. Tenant has entered into an Industrial Building Lease dated January 1, 1985 (the "Lease") with Industrial Properties Group, an Illinois general partnership (the "Landlord"), relating to premises located at 7760-7800 West 60th Place, Summit, Illinois as more specifically described on Exhibit A attached hereto (the "Premises"); and

B. Landlord has executed that certain Mortgage dated as of January 1, 1991 (the "Mortgage") securing, among other things, a promissory note of Landlord in the principal amount of \$755,546.24 and granting a lien in the Premises in favor of Bank; and

C. Bank and Landlord wish to provide for subordination of the Lease as set forth herein.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Subordination. The Lease, together with any and all amendments, renewals or modifications thereto, is and shall be subject and subordinate in all respects to the Mortgage, to all advances made thereunder, and to any renewals, extensions, modifications or replacements of the Mortgage.

2. Binding Effect. This Agreement shall be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this instrument on the date first appearing above.

LASALLE NATIONAL BANK

By: Michael J. Burt
Its: Loan Officer

ATTEST
By: [Signature]
Its: COMMERCIAL LOAN OFFICER

DYNA BULK, INC.

By: [Signature]
Its: PRESIDENT

ATTEST
By: [Signature]
Its: SECRETARY

15.00

THIS INSTRUMENT WAS PREPARED BY AND AND FOLLOWING RECORDING SHOULD BE MAILED TO:

Harrison J. McCown, Esq.
LaSalle National Corporation
135 South LaSalle Street
Chicago, Illinois 60603

PERMANENT INDEX NUMBERS:

18-13-302-028+032
18-13-303-007+031

PROPERTY ADDRESS:

7760-7800 West 60th Place
Summit, Illinois

COOK COUNTY, ILLINOIS

1991 FEB -1 PM 3:54

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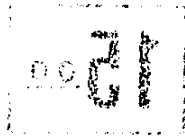
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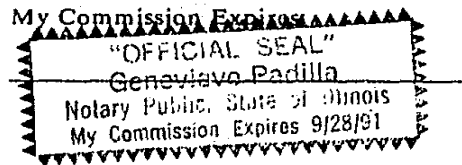
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL J. BRATOVY of LASALLE NATIONAL BANK and DOUGLAS POND of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such LOAN OFFICER and LOAN OFFICER, 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 Bank, for the uses and purposes therein set forth; and the said _____ then and there acknowledged that said _____, as custodian of the corporate seal of said Bank, did affix said seal and attest to said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of JANUARY, 1991.

Genevieve Padilla
Notary Public



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT PALUCH of DYNABULK, INC. and RONALD KRAL of said corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such PRESIDENT and 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 corporation, for the uses and purposes therein set forth; and the said Robert Paluch then and there acknowledged that said RONALD KRAL, as custodian of the corporate seal of said corporation, did affix said seal and attest to said instrument as his/her 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 30th day of JANUARY, 1991.

William H. Towle
Notary Public
My Commission Expires:
OFFICIAL SEAL:
WILLIAM H. TOWLE
NOTARY PUBLIC
COUNTY OF COOK, STATE OF ILLINOIS
MY COMMISSION EXPIRES SEPT. 14, 1991

HJM:db
L1311.AGR
January 25, 1991

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EXHIBIT "A"

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PARCEL 1:

LOT 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 8, 215 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 8; THENCE NORTHEASTERLY 91 DEGREES 36 MINUTES, AS MEASURED FROM THE WEST LINE TO THE NORTH EAST, 234.6 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 10 IN JALOVEC'S SUBDIVISION OF LOT 7 AND PART OF THE LOT 8 IN THE AFOREMENTIONED RESUBDIVISION OF LOTS

1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION, SAID POINT BEING 26 FEET NORTHERLY OF THE SOUTH WEST CORNER OF SAID LOT 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 10 IN JALOVEC'S SUBDIVISION, 129.09 FEET TO THE NORTH LINE OF AFORESAID LOT 8, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTH 350 FEET OF THE NORTH 588.50 FEET OF THAT PART LYING WEST OF THE WESTERLY LINE OF ARCHER ROAD (AVENUE) OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTH 350 FEET, 492.81 FEET WEST OF THE SOUTH EAST CORNER OF SAID SOUTH 350 FEET; THENCE WEST ON SAID SOUTH LINE OF SAID SOUTH 350 FEET, 188.03 FEET TO A POINT (SAID POINT BEING 10 FEET EASTERLY OF, BY RECTANGULAR MEASUREMENTS, OF AN INDUSTRY LEAD TRACK KNOWN AS TRACK #11 AND WHICH SERVES THE EAGLE PITCHER LEAD CO); THENCE NORTHEASTERLY ALONG A CURVE, HAVING A RADIUS OF 291.30 FEET, CONVEX TO THE NORTH WEST (SAID CURVE BEING 10 FEET DISTANT AND PARALLEL TO AFORESAID TRACK #11) TO A POINT 131.68 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 350 FEET AND 534.45 FEET WEST OF THE SOUTH EAST CORNER OF SAID SOUTH 350 FEET (BY RECTANGULAR MEASUREMENTS); THENCE NORTHEASTERLY TO A POINT BEING 163.94 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 350 FEET AND 332.05 FEET WEST OF THE SOUTH EAST CORNER OF SAID SOUTH 350 FEET (BY RECTANGULAR MEASUREMENTS); THENCE SOUTHWESTERLY ALONG A CURVE HAVING A RADIUS OF 307.30 FEET, CONVEX TO THE NORTH WEST, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 9 (EXCEPT THAT PART FALLING IN THE SOUTH 15 FEET (EXCEPT WEST 105 FEET) OF SAID LOT 9) IN THE RESUBDIVISION OF LOTS 1 AND 2 IN ELGIN MOTOR CORPORATION SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 4:

ALL THAT PART OF THE SOUTH 475.00 FEET OF THE NORTH 713.50 FEET OF THAT PART LYING WEST OF THE WESTERLY LINE OF ARCHER ROAD (AVENUE) OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF COOK, STATE OF ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SAID WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13 AND THE SOUTH LINE OF THE SOUTH 475.00 FEET OF THE NORTH 713.50 FEET OF THE SOUTH WEST 1/4 OF SECTION 13, THENCE EAST A DISTANCE OF 100.00 FEET ALONG THE LAST DESCRIBED COURSE, SAID COURSE ALSO BEING THE SOUTH PROPERTY LINE OF THE INDIANA HARBOR BELT RAILROAD COMPANY; THENCE NORTH ALONG THE EAST PROPERTY LINE OF THE INDIANA HARBOR BELT RAILROAD COMPANY, SAID LINE BEING PARALLEL WITH AND 100 FEET EASTERLY OF, BY RECTANGULAR MEASUREMENT, THE WEST LINE OF THE EAST 1/2 OF THE AFORESAID SOUTH WEST 1/4 OF SECTION 13, A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 350 FEET OF THE NORTH 588.50 FEET OF THE AFORESAID SOUTH WEST 1/4 OF SECTION 13; THENCE EAST ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 172.49 FEET TO A POINT THAT IS 680.84 FEET WEST OF THE WESTERLY LINE OF ARCHER AVENUE, SAID POINT ALSO BEING ON THE WESTERLY LINE OF A PARCEL OF LAND CONVEYED TO ANTHONY JALOVEC BY THE INDIANA HARBOR BELT RAILROAD COMPANY BY DEED DATED NOVEMBER 23, 1966; THENCE NORTHEASTERLY ALONG A CURVE, HAVING A RADIUS OF 291.50 FEET, CONVEX TO THE NORTH WEST (SAID CURVE BEING 10 FEET DISTANT SELE OF AND PARALLEL WITH AN INDUSTRY LEAD TRACK KNOWN AS TRACK #11 AND WHICH SERVES THE EAGLE BUTCHER LEAD CO) TO A POINT 131.68 FEET NORTH OF THE SOUTH LINE OF THE SOUTH 350 FEET OF THE NORTH 588.50 OF THE SOUTH WEST 1/4 OF SECTION 13 AND 533.45 FEET WEST OF THE SOUTH EAST CORNER OF SAID SOUTH 350 FEET, BY RECTANGULAR MEASUREMENT, THE LAST COURSE ALSO BEING THE WESTERLY LINE OF THE AFOREMENTIONED CONVEYANCE TO ANTHONY JALOVEC BY THE INDIANA HARBOR BELT RAILROAD COMPANY; THENCE SOUTHWESTERLY ALONG A CURVE CONVEX TO THE NORTH WEST, SAID CURVE BEING 18 FEET, BY RADIAL MEASUREMENT, SOUTHEASTERLY OF THE CENTER LINE OF AN INDUSTRY LEAD TRACK, KNOWN AS TRACK NUMBER 6, OF THE INDIANA HARBOR BELT RAILROAD COMPANY, 509 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13; THENCE SOUTH ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 6.05 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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6/11/2010