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COOK COUNTY, ILLINOIS
FILED 1991 JUN 6 PM 2:24

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Recording Requested By and
When Recorded Mail To:
GREAT NORTHERN INSURED
ANNUITY CORPORATION
P. O. Box 490
Seattle, Washington 98111-0490
GNA Loan No. 1357

SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT

\$18.00

GREAT NORTHERN INSURED ANNUITY CORPORATION, a Washington corporation ("Lender"), has agreed to make a loan (the "Loan") to LaSalle National Bank As Trustee Under Trust Agreement dated January 23, 1974 and known as Trust No. 47166.

("Landlord"), to be secured by a deed of trust or mortgage (the "Deed of Trust") on the property commonly known as 2040 North Janice, Melrose Park, Illinois.

(the "Property"), which property is more particularly described on attached Exhibit A. The parties acknowledge that the Deed of Trust is being recorded concurrently with the recording of this instrument, or, if recording information is hereafter inserted in this sentence, that the Deed of Trust was recorded under COOK County Recorder's File No. 91272317 on JUNE 6, 1991. (The parties hereby authorize the title company to insert the appropriate Deed of Trust recording information when available.)

Brewer Sewing Supplies Company, An Illinois Corporation

("Tenant") has a lease dated December 8, 1989 (the "Lease") with Landlord on all or a portion of the Property (the "Leased 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 Premises 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.

NOW, THEREFORE, Lender and Tenant agree as follows:

1. 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 Deed of Trust, and to any and all renewals, modifications and extensions of the Deed of Trust, and any and all other instruments held by Lender as security for the Loan.

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10/90
GNAFORMS\GHACASA

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2. 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 Premises shall not be disturbed by Lender during the term of the Lease.

(b) Lender will not joint Tenant as a party defendant in any action or proceeding foreclosing the Deed of Trust unless such joinder is necessary to foreclose the Deed of Trust, and then only for such purpose and not for the purpose of terminating the Lease.

3. Tenant To Attorn To Lender. If Lender becomes the owner of the Premises by reason of foreclosure or other proceedings brought to enforce the Deed of Trust or by deed in lieu of foreclosure, the Lease shall continue in full force and effect as if Lender were the original Landlord and Tenant hereby attorns to Lender as Tenant's lessor, except Lender shall not be:

(a) Liable for any act or omission 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 Owner. If someone acquires the Property through Lender, whether at a trustee or foreclosure sale or otherwise, that person shall have the same rights to continue the Lease with Tenant as Lender would have under the preceding paragraph 3.

5. Rental Payments. Tenant agrees that it will pay rent under the Lease to Lender upon written demand from Lender.

6. Purchase 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 Lease. Tenant agrees that, under paragraph 1 above, any such option or right is hereby made subject and subordinate to the lien of the Deed of Trust and to any and all renewals, modifications and extensions of the Deed of Trust, and any and all other instruments held by Lender as security for the Loan.

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7. 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 remedies under the Lease.

8. Assignment of Lease. Tenant understands that Landlord's interest in the Lease has been assigned to Lender in connection with the Loan. Until Lender becomes owner of the Property, however, Lender assumes no duty, liability or obligation to Tenant under the Lease.

9. Notices. Any notices under this agreement shall be sent by certified mail to the addresses indicated below.

10. Successors And Assigns. This agreement shall be binding upon and shall inure to the benefit of the parties and their heirs, administrators, representatives, successors, and assigns.

DATED this 25th day of MARCH, 1991.

"Lender"

GREAT NORTHERN INSURED
ANNUITY CORPORATION

By Carit M. Aaron

Its Manager - Loan Closing

Address:

P. O. Box 490

Seattle, WA 98111-0490

"Tenant"

BREWER SEWING SUPPLIES

By J.P. Hansen

Its VICE PRES - FINANCE

Address:

3800 W 42ND ST

CHICAGO IL 60657

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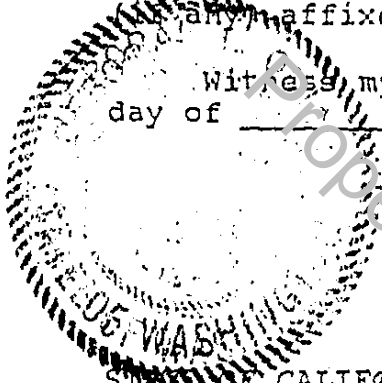
STATE OF WASHINGTON)
) SS
COUNTY OF KING)

[LENDER'S ACKNOWLEDGMENT]

On this day personally appeared before me Van M. Aaron,
to me known to be the Manager - Loan Closing of GREAT NORTHERN
INSURED ANNUITY CORPORATION, the corporation which executed the
foregoing document, and acknowledged the said document to be the
free and voluntary act and deed of said corporation, for the uses
and purposes therein mentioned, and on oath stated that he was
authorized to execute said document, and that the corporate seal
affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed this 17th
day of May, 1991.

Deborah V. Oriski
Notary Public in and for the State
of Washington, residing at Seattle
My Appointment Expires: 11-13-94



STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

[TENANT ACKNOWLEDGMENT -
INDIVIDUAL]

On this _____ day of _____, 1990, before me, the
undersigned, a Notary Public in and for said state, personally
appeared _____, personally known to me,
or proved to me on the basis of satisfactory evidence, to be the
person whose name _____ subscribed to the within instrument and
acknowledged that _____ executed the same.

WITNESS my hand and official seal.

Signature: _____
Name: _____
My Commission Expires: _____

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ILLINOIS
STATE OF CALIFORNIA)
COUNTY OF Will)

(TENANT ACKNOWLEDGMENT -
CORPORATE]

SS

On this 25th day of MARCH, 1990, before me the undersigned, a Notary Public in and for said state, personally appeared T. P. HANSON, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the VICE-PRES of BREWER SCHUL, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

" OFFICIAL SEAL"
THERESA FRANTZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/6/94

Signature: _____

Name: _____

Commission Expires: _____

Theresa Frantz
Theresa Frantz
2/6/94

STATE OF CALIFORNIA)
COUNTY OF _____)

(TENANT ACKNOWLEDGEMENT -
INDIVIDUAL PARTNERSHIP]

SS

On this _____ day of _____, 1990, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as _____ of the general partners of _____, the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

Signature: _____

Name: _____

My Commission Expires: _____

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ILLINOIS
STATE OF CALIFORNIA)
) SS
COUNTY OF _____)

(TENANT ACKNOWLEDGEMENT -
CORPORATE PARTNERSHIP]

On this ____ day of _____, 1990, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me, or proved to me on the basis of satisfactory evidence, to be the person who executed the within instrument as the _____ of _____, the corporation that executed the within instrument on behalf of _____, the partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such general partner and that such partnership executed the same.

WITNESS my hand and official seal.

Signature: _____
Name: _____
My Commission Expires: _____

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2025/03/11

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EXHIBIT A

Legal Description:

ADDRESS

2040 Janice Avenue, Melrose Park, Illinois.

LEGAL DESCRIPTION

THE SOUTH 220 FEET OF LOT 4 IN J. EMIL ANDERSON'S RESUBDIVISION OF PART OF ANDERSON'S NORTH MANNHEIM SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Pr: ~~12-32-401-064-0000~~ 12-32-401-064-0000
~~12-32-401-064-0000~~

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