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DEPT-01 RECORDINGS

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COOK COUNTY RECORDER

SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT

THIS SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT made in multiple copies as of the 4th day of August, 1992, by and between AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, a national banking association ("Mortgagee") and BOND DRUG COMPANY OF ILLINOIS, an Illinois corporation ("Tenant");

WITNESSETH:

WHEREAS, Mortgagee is the present holder of the liens and security interest created by that certain Mortgage dated August 27, 1991, (recorded August 29, 1991, as Document No. 91446311 in the Cook County Recorder's Office) by American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated June 3, 1991 and known as Trust No. 113962-07 ("Landlord"), securing a Note in the principal amount of \$8,200,000.00 covering the parcel of land legally described on Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, Landlord and Tenant have entered into a certain Lease dated October 30, 1990, as modified by Letter Agreements dated March 22, 1991 and May 1, 1991, and by Agreement dated March 17, 1992, (as recorded by Memorandum of Lease and Ratification of Lease dated March 17, 1992 on June 15, 1992 as Document No. 92425369 in the Cook County Recorder's Office), ("said Lease") covering certain premises therein described and part of the Glenview Market Place legally described on Exhibit "A"; and

WHEREAS, Mortgagee and Tenant desire to confirm their understanding with respect to said Lease and said Mortgage;

NOW, THEREFORE, in consideration of the Premises and the mutual covenants and promises contained herein and other good and valuable consideration, the parties agree as follows:

1. Subject to the covenants, terms and conditions of this Agreement, the lien of said Lease is hereby subordinated to the lien of said Mortgage. 92615771

2. In the event Mortgagee or any other party acquires title or right of possession of the Leased Premises under said Mortgage through foreclosure, or otherwise, said Lease shall remain in full force and effect and Tenant shall continue occupancy of the Leased Premises in accordance with the terms and provisions of said Lease. In such event, Mortgagee or any other party

(This Instrument Prepared by Robert M. Silverman, 200 Wilmot Road, Deerfield, Illinois 60015)

RETURN DOCUMENT TO:  
Mary N. Butler - Law Dept.  
1416-7625  
200 Wilmot Road  
Deerfield, IL 60015

*Robert M. Silverman*  
*Deerfield, Ill.*  
#27.00E

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shall be in all respects bound by said Lease as Landlord and by all of Tenant's rights thereunder, provided that Tenant is not in continued default, after notice, in the payment of rent or otherwise under the terms of said Lease. If there shall be a conflict between the terms of said Lease and the terms of said Mortgage, the terms of said Lease shall prevail.

3. So long as Mortgagee shall be bound by the terms and conditions of said Lease, Tenant shall attorn to Mortgagee when Mortgagee is in possession of the Leased Premises, whether such possession is pursuant to Mortgagee's rights under said Mortgage, said assignment, or otherwise, and will continue occupancy of the Leased Premises under the same terms and conditions of said Lease.

4. This Agreement shall also bind and benefit the heirs, legal representatives, successors and assigns of the respective parties hereto, and all covenants, conditions and agreements herein contained shall be construed as running with the land.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this Agreement, under seal, as of the day and year first above written.

BOND DRUG COMPANY  
OF ILLINOIS

AMERICAN NATIONAL BANK &  
TRUST COMPANY OF CHICAGO

By William A. Sued  
Vice President

By Mark J. Felt  
Vice President

Attest:  
S. H. S.  
Assistant Secretary

Attest:  
William D. [Signature]  
Asst. Sec.

Witnesses:  
J. M. [Signature]  
Kay Jackson

Witnesses:  
[Signature]  
[Signature]

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My Commission Expires 03/31/2011  
State of Illinois  
"OFFICIAL SEAL"  
Circuit Court

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GLENVIEW 373BL  
1/28/92

## EXHIBIT "A"

Lot 1 in Glenbrook Market Place Subdivision being a resubdivision of part of Tracts 1 and 2 of Abel's Division in Section 21, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax No.: 04-21-100-013-000  
04-21-100-015-0000

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