

This document prepared by:

When recorded mail to:

Jonathan L. Mills
Gottlieb and Schwartz
111 East Wacker Drive
Suite 2700
Chicago, Illinois 60601

Jonathan L. Mills
Gottlieb and Schwartz
111 East Wacker Drive
Suite 2700
Chicago, Illinois 60601

SUBORDINATION AGREEMENT

358

Property Address: 1725 West North Avenue, Chicago, Illinois

Permanent Index Number: 17-06-203-010

THIS SUBORDINATION AGREEMENT (this "Agreement") is dated August 10, 1992 and is by and among HABERDASHER, INC., an Illinois corporation, 1725 West North Avenue, Chicago, Illinois 60622 (the "Mortgagor"), LASALLE EQUIPMENT LIMITED PARTNERSHIP, an Illinois limited partnership, 40 Skokie Boulevard, Suite 310, Northbrook, Illinois 60062 (the "Senior Mortgagee"), and JAY R. SCANLON and MARILY F. BACCA, 2156 West Concord Place, Chicago, Illinois 60647 (the "Junior Mortgagee").

The Senior Mortgagee, as a condition precedent to the funding of a loan to the Mortgagor as hereinafter described, has required the subordination of the Junior Debt to the Senior Debt and the Junior Mortgage to the Senior Mortgage, all as hereinafter defined, on the terms and conditions herein recited.

In consideration of \$10.00 and other good and valuable consideration paid to the Junior Mortgagee and of the premises and of the mutual covenants and agreements of the parties hereafter set forth, the parties hereto agree as follows:

1. **Definitions.**

A. **Senior Debt.** "Senior Debt" as used herein means (i) the principal amount of the Senior Note, (ii) a fee which Mortgagor is required to pay to Mortgagee pursuant to an Investment Agreement dated August 10, 1992, which fee is in an amount not to exceed \$2,000,000.00, and (iii) all interest and late charges now or hereafter accruing thereon and all other debts, obligations, and liabilities of the Mortgagor to the Senior Mortgagee under the Senior Note and Senior Mortgage without regard to whether any of such debts, obligations, or liabilities:

1. Exists now or is hereafter incurred,
2. Is direct, contingent, primary, secondary, joint, several, or otherwise.

COOK COUNTY, ILLINOIS
FILED FOR RECORD

92 NOV -6 PM 1:20
Boyer 82

92828497

92828497

8 8 8
7404280 DB K

UNOFFICIAL COPY

92828497

3. Is evidenced by one or more notes, contracts, escrow accounts, or otherwise,

and without regard to the obligee of such debts, obligations, or liabilities; provided, however, that Senior Debt shall not, without the prior written consent of the Junior Mortgagee, include any increase in the principal amount of the Senior Note above \$1,500,000.00.

B. Senior Mortgage. "Senior Mortgage" as used herein means the Mortgage dated August 10, 1992 and recorded by the Cook County Recorder of Deeds on 11-6, 1992 as document number 92-828490 mortgaging and conveying the Property to the Senior Mortgagee to secure the Senior Note.

C. Senior Note. "Senior Note" as used herein means the Note dated August 10, 1992 in the principal amount of \$300,000.00 executed by the Mortgagor and co-made by LaSalle Equipment Limited Partnership, an Illinois limited partnership, Gately Enterprises, Inc., an Illinois corporation, Charles M. Gately, Jay R. Scanlon, and Marilyn F. Bacon and payable to the Senior Mortgagee.

D. Property. "Property" as used herein means the real estate legally described as follows:

Units Nos. 102, 201 to 209 inclusive, 301 to 309 inclusive, 401 to 409 inclusive, and Parking Spaces P-1 through P-27 inclusive, in the 1725 West North Avenue Condominium as delineated on a survey of the following described real estate:

Lots 15, 16, 17, 18, 19, 20, and 21 in Block 2 in McReynold's Subdivision of part of the East 1/2 of the North East 1/4, North of Milwaukee Avenue, of Section 6, Township 39 North, Range 14 East of the Third Principal Meridian,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 92-815332 together with its undivided percentage interest in the common elements, in Cook County, Illinois

and commonly known as 1725 West North Avenue, Chicago, Illinois.

E. Junior Debt. "Junior Debt" as used herein means the principal amount of the Junior Note and all interest and late charges now or hereafter accruing thereon and all other debts, obligations, and liabilities of the Mortgagor to the Junior Mortgagee under the Junior Note and Junior Mortgage without regard to whether any of such debts, obligations, or liabilities:

1. Exists now or is hereafter incurred,

UNOFFICIAL COPY

9 2 3 2 0 4 7

2. Is direct, contingent, primary, secondary, joint, several, or otherwise, or

3. Is evidenced by one or more notes, contracts, escrow accounts, or otherwise,

and without regard to the obligee of such debts, obligations, or liabilities.

F. Junior Mortgage. "Junior Mortgage" as used herein means the Mortgage dated April 13, 1992 and recorded by the Cook County Recorder of Deeds on 11-6, 1992 as document number 92-828494 mortgaging and conveying the Property to the Junior Mortgagee to secure the Junior Note.

G. Junior Note. "Junior Note" as used herein means the Note dated April 13, 1992 in the principal amount of \$457,293.96 executed by the Mortgagor and payable to the Junior Mortgagee.

2. Representation and Warranties of the Mortgagor and the Junior Mortgagee.

A. The Mortgagor represents and warrants to the Senior Mortgagee that the Mortgagor is the holder of fee simple title to the Property.

B. The Junior Mortgagee represents and warrants to the Senior Mortgagee that the Junior Mortgagee is the holder of the Junior Note and Junior Mortgage and that neither the Junior Note or Junior Mortgage has been negotiated, assigned, transferred, or delivered to any party.

3. Subordination of Junior Mortgage and Junior Debt.

A. The Junior Mortgagee hereby subordinates the lien of the Junior Mortgage to the lien of the Senior Mortgage and agrees that the Junior Mortgage is subordinate, subject, and inferior, in payment and priority, to the Senior Mortgage without regard to the number of times or the manner in which the Senior Note, or any part thereof, and the lien securing the Senior Note may be renewed, extended, changed, or altered; provided, however, that the principal amount of the Senior Note shall not be increased above \$1,500,000.00 without the prior written consent of the Junior Mortgagee.

B. The Junior Mortgagee hereby subordinates the Junior Debt to the Senior Debt and agrees that the Junior Debt is subordinate, subject, and inferior, in payment and priority, to the Senior Debt without regard to the number of times or the manner in which the Senior Note, or any part thereof, and the lien securing the Senior Note may be renewed, extended, changed, or altered; provided, however, that the principal amount of the Senior Note shall not be increased above \$1,500,000.00 without the prior written consent of the Junior Mortgagee.

UNOFFICIAL COPY

9 2 8 2 8 4 9 7

C. If the Senior Debt has not been paid in full, or if the obligation of Mortgagor to any other lender secured by a lien superior to the lien of the Senior Mortgage is not paid in full, then the Junior Mortgagee agrees that as a precondition to foreclosing the Junior Mortgage:

1. Junior Mortgagee will give Senior Mortgagee written notice of Junior Mortgagee's intent to foreclose the Junior Mortgage, and

2. The Senior Debt and the obligations of Mortgagor to all other lenders secured by a lien superior to the lien of the Senior Mortgage shall have been paid in full.

4. The Senior Mortgagee's Right With Respect to Release or Substitution of Obligor or Collateral. The Senior Mortgagee may at any time and from time to time without notice to or consent of the Junior Mortgagee and with or without valuable consideration, without in any manner impairing its rights hereunder:

- A. Release any person or persons primarily or secondarily liable upon the Senior Debt or permit substitution of persons primarily or secondarily liable upon the Senior Debt.
- B. Permit substitution or withdrawal of any security or collateral at any time securing payment of the Senior Debt or release any of such security or collateral.
- C. Renew and extend or accept any partial payments upon the Senior Debt or alter, in such manner as the Senior Mortgagee shall deem proper, the terms of any instruments evidencing or securing the Senior Debt or any part thereof.

It shall not be necessary for the Senior Mortgagee in order to enforce its rights hereunder or under the Senior Note or Senior Mortgage or any other agreement between the Mortgagor and the Senior Mortgagee to institute suit or exhaust its remedies against any person obligated to pay the Senior Debt.

5. Continuing Subordination. This Agreement constitutes a continuing subordination until the Senior Debt and every refinancing, modification, renewal, or extension thereof and all other liabilities arising out of the Senior Debt or any part thereof have been repaid in full.

6. Effect of Waiver. No waiver by the Senior Mortgagee of any right hereunder or under the Senior Note or the Senior Mortgage or any other agreement between the Mortgagor and the Senior Mortgagee shall affect or impair any of the other rights of the Senior Mortgagee hereunder. A waiver by the Senior Mortgagee of any right hereunder shall be limited to the specific right and specific instance and shall not waive such right of the Senior

UNOFFICIAL COPY

9 2 8 2 3 4 9 7

Mortgagee with respect to another or a different occurrence of the event or another event in respect of which the waiver was given.

7. **Continuing Cooperation.** The Mortgagor and the Junior Mortgagee agree to execute and deliver to the Senior Mortgagee, acknowledged and in recordable form when requested by the Senior Mortgagee, such other documents and instruments as the Senior Mortgagee may from time to time reasonably request.

8. **Notices.** Any notice required or desired to be given hereunder shall be delivered personally, or by United States mail (registered or certified, postage prepaid, with return receipt requested), or by delivery service. Notices to the Mortgagor shall be addressed as follows:

Haberdasher, Inc.
1725 West North Avenue
Chicago, Illinois 60622

Notices to the Senior Mortgagee shall be addressed to:

Charles M. Sately
LaSalle Equipment Limited Partnership
40 Skokie Boulevard
Suite 310
Northbrook, Illinois 60062

Notices to the Junior Mortgagee shall be addressed as follows:

Jay R. Scanlon
Marily F. Bacon
2156 West Concord Place
Chicago, Illinois 60647

A copy of any notice given to any party shall be addressed to:

Jonathan L. Mills
Gottlieb and Schwartz
111 East Wacker Drive
Suite 2700
Chicago, Illinois 60601

A notice delivered by United States mail is given on the date placed in the United States mail for delivery.

9. **Miscellaneous.** This Agreement shall be interpreted and enforced in accordance with the laws of the State of Illinois. The use of singular or plural, masculine, feminine, or neuter nouns and pronouns is for convenience only and shall be liberally construed. The invalidity or unenforceability of any provision hereof shall not affect, modify, or impair the validity and

92828497

UNOFFICIAL COPY

92828497

enforceability of all other provisions hereof. This Agreement shall be binding on and shall inure to the benefit of the parties hereto and their representatives, heirs, legatees, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on or as of the date and year first above written.

MORTGAGOR:

Haberdasher, Inc., an Illinois corporation

By: Mary L. Thompson
Mary L. Thompson, President

SENIOR MORTGAGEE:

LaSalle Equipment Limited Partnership, an Illinois limited partnership

By: Gately Enterprises, Inc., an Illinois corporation, general partner

By: Charles M. Gately
Charles M. Gately,
President

JUNIOR MORTGAGEE:

Jay R. Scanlon

Marilyn E. Bacon

Property of Cook County Public Office

UNOFFICIAL COPY

9 2 8 2 3 4 9 7

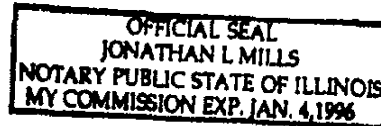
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Mary L. Thompson, the President of Haberdasher, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such President, she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of October, 1992.

Jonathan L. Mills
Notary Public
My commission expires:



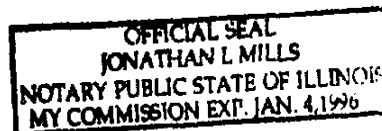
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Charles M. Gately, the President of Gately Enterprises, Inc., an Illinois corporation, sole general partner of LaSalle Equipment Limited Partnership, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such President, he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of October, 1992.

Jonathan L. Mills
Notary Public
My commission expires:



92828497

UNOFFICIAL COPY

9 2 8 2 8 4 9 7

STATE OF ILLINOIS))
COUNTY OF COOK)) SS

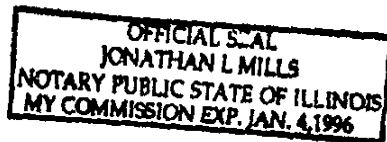
ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Jay R. Scanlon and Marily F. Bacon, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of October, 1992.

Jonathan L Mills
Notary Public

My commission expires: _____



Cook County Clerk's Office

92828497