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SUBORDINATION OF MORTGAGE

TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA as owner and holder of certain promissory Note dated November 27, 1987, in the principal sum of \$39,300,000 Dollars (\$ 39,300,000) and of a certain Mortgage of even date therewith and securing the said Note, recorded on November 27, 1987 as Document Number 87633679 in the Official Records of Cook County, Illinois, now a first lien upon the premises more particularly demised and described in that certain Office Lease dated November 29, 1991, by and between LaSalle National Trust, N.A., as Trustee under Trust Agreement dated November 16, 1987 and known as Trust No. 112848, as Lessor, and Prime Capital Corporation, as Lessee (the "Lease"), and upon other property, in consideration of such leasing and of the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged,

DOES hereby covenant and agree that the said Mortgage shall be and the same is hereby made SUBORDINATE to the said Lease with the same force and effect as if the said Lease had been executed, delivered and recorded prior to the execution, delivery and recording of the said Mortgage;

EXCEPT, HOWEVER, that this Subordination shall not affect nor be applicable to and does hereby expressly include:

(a) The prior right, claim and lien of the said Mortgage in, to and upon any award or other compensation, heretofore or hereafter to me made for any taking by eminent domain of any part of the said premises, and to the right of disposition thereof in accordance with the provisions of the said Mortgage,

(b) The prior right, claim and lien of the said Mortgage in, to and upon any proceeds payable under all policies of fire and rent insurance upon the said premises and as to the right of disposition thereof in accordance with the terms of the said Mortgage, and

(c) Any lien, power, right or interest, in any, which may have arisen or intervened in the period between the recording of the said Mortgage and the execution of the Lease, or any lien or judgment which may arise at any time during the terms of the Lease.

BLD1815 01/14/92 1612

DEPT-01 REC-1068 129.50
1111 TRAVEL DIVISION 11/14/92
20632 + 29 * 112-1154-00
COOK COUNTY RECORDER

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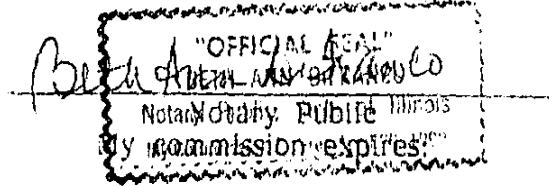
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STATE OF)
) SS:
COUNTY OF)

On this 16th day of January, 1992, before me, appeared James A. Friedman to me personally known, who, being by me duly sworn, did say that he is the President of Prime Capital Corp. and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.



Property of Cook County Clerk's Office

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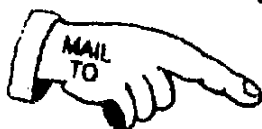
PARCEL 2 "10275 BUILDING"

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MANNHEIM ROAD, BEING A LINE 33.00 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, WITH A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 (THE WEST LINE OF SAID SOUTHWEST 1/4 HAVING AN ASSUMED BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE OF MANNHEIM ROAD, 276.87 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN CASE NO. 65L 7109, CIRCUIT COURT OF COOK COUNTY, ILLINOIS; THENCE NORTH 87 DEGREES 35 MINUTES 51 SECONDS EAST ALONG SAID LAST DESCRIBED SOUTH LINE, 11.01 FEET TO THE EAST LINE OF LAND CONDEMNED FOR THE WIDENING OF MANNHEIM ROAD IN SAID CASE NO. 65L 7109; THENCE NORTH 00 DEGREES 13 MINUTES 18 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 69.45 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 405.42 FEET TO AN INTERSECTION WITH A LINE 449.69 FEET, AS MEASURED AT RIGHT ANGLES, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 327.69 FEET TO AN INTERSECTION WITH A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 87 DEGREES 39 MINUTES 06 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 417.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 140,164 SQUARE FEET OR 3.218 ACRES.

PARCEL 3

The Reciprocal and Non-Exclusive Rights, Easements and Privileges of Use, Ingress and Egress Parking and for other purposes created and granted as an appurtenance to Parcels 1 and 2 in and by that certain Declaration of Covenants, Conditions, Restrictions, Rights and Easements dated as of _____, which said Agreement was recorded _____ as Document _____ in, on, over, upon and under certain adjoining real property therein more particularly described together with all the rights, powers, privileges and benefits accruing to the owner of Parcels 1 and 2, its successors, legal representatives and assigns."



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MAIL TO:
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