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This instrument prepared by:
Return recorded document to:

Thomas E. Williams III, Esq.
Midas Realty Corporation
225 North Michigan Avenue
Chicago, Illinois 60601

NON-DISTURBANCE AGREEMENT

492965 N

THIS NON-DISTURBANCE AGREEMENT dated this 31st day of December, 1991, is by and between MIDAS REALTY CORPORATION, a Delaware corporation ("Midas") and * ROBERT E. RAINSBERGER, whose address is 3313 N. Schultz Drive, Lansing, Illinois 60438 ("Rainsberger").

Handwritten initials/signature

WHEREAS, Midas has entered or will enter into a Lease ("Lease") with the owner of the premises located at 821 & 823 River Oaks Road, Calumet City, Illinois, more particularly described in Exhibit "A" attached hereto; and

WHEREAS * Rainsberger is the intended ** Mortgagee under a certain *** Mortgage dated January 13, 1992 and recorded January 13, 1992, ~~in~~ Book as Document Number, ~~at~~ Page 92 02 044, of the official records of the county of Cook, State of Illinois; and

WHEREAS, Midas requires certain non-disturbance protection from * Rainsberger.

NOW, THEREFORE, for One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

Regardless of default under said *** Mortgage (i) so long as no Lease default exists and the rental is paid to the party lawfully entitled thereto, Lessee's (i.e., Midas') possession of the premises shall not be disturbed and the Lease shall remain effective as against all noteholders, if any, and * Rainsberger; and (ii) the proceeds of any insurance or condemnation award received shall be applied or made available for the repair or restoration of the building and improvements where so required of the Lessor under the Lease.

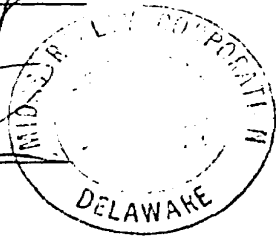
The covenants and conditions herein stated shall be binding upon and for the benefit of the successors, sublessees, heirs and assigns of the parties hereto.

MIDAS REALTY CORPORATION

By: R. L. Barclay
R. L. Barclay
Vice President

Robert E. Rainsberger
Robert E. Rainsberger

ATTEST:
T. E. Williams III
T. E. Williams III
Assistant Secretary



WITNESS:
A. B. [Signature]

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LEGEND:

- * Lender's Name
- ** Identify Whether Mortgagee or Trustee
- *** Mortgage, Trust Deed or Deed of Trust

NOTE: Execute in duplicate. Where lien is a Trust Deed or Deed of Trust, all Noteholders must sign consent where indicated.

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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

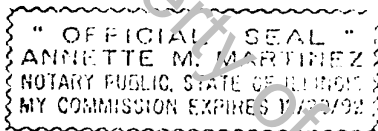
Before me personally appeared R. L. Barclay, known to me to be the Vice President of MIDAS REALTY CORPORATION, a Delaware corporation, and acknowledged that as such Officer he executed the foregoing instrument on behalf of said Corporation and caused the Corporate Seal to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as his 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 SEAL this 31st day of December, 1991.

Annette M. Martinez
Notary Public

My commission expires:

12.20.92



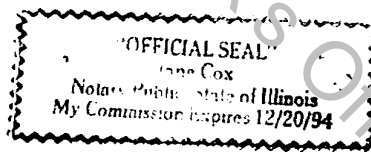
STATE OF)
) SS.
COUNTY OF)

Before me appeared Robert E. Rainsberger personally known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purposes therein set forth.

GIVEN UNDER MY HAND AND SEAL this 31st day of December, 1991.

Jane Cox
NOTARY PUBLIC

My commission expires:



COOK COUNTY CLERK'S OFFICE
1992 FEB -6 11:53

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LEGAL DESCRIPTION

821 & 823 River Oaks Road
Calumet City, IL
(Cook County)

Lot two (2) in Schrum's Village, being a Subdivision of the North 406 feet of the East 540 feet of the West 1,135.98 feet of the North East Fractional Quarter of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian in Cook County, Illinois, except that part of lot dedicated for highway.

Lot one (1) in Schrum's Village, being a Subdivision of the North 406 feet of the East 540 feet of the West 1,135.98 feet of the North East Fractional Quarter of Section 19, Township 36 North, Range 15, East of the Third Principal Meridian in Cook County, Illinois, except that part of the lot dedicated for highway.

RDW: 30-10-201-008-0000

EXHIBIT A

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