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08/26/94 (5874-36)

This document prepared by
and when recorded mail to:
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21st Floor
Chicago, Illinois 60603

94781505

DEPT-01 RECORDING 443.00
T#0011 TRAN 3679 09/07/94 12:08:00
#0486 4 RV *-94-781505
COOK COUNTY RECORDER

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is made this 29th day of August, 1994, between Glenview State Bank, as Trustee under a Trust Agreement dated October 15, 1971 and known as Trust No. 802, ("the Owner"), sole fee simple title holder of the property described on Exhibit A, attached hereto and made a part hereof, (the "Property") and Textron Capital Corporation of Santa Ana, California, ("Textron"), who is the present owner and holder of the mortgage described below (the "Textron Mortgage"), and Success National Bank, a national banking association with offices in Lincolnshire, Illinois (the "Lender"):

WHEREAS, Textron holds the following mortgage on the property (the "Textron Mortgage"):

Mortgagor:	Glenview State Bank, as Trustee under a Trust Agreement dated October 15, 1971 and known as Trust No. 802
Mortgagee:	Textron Capital Corporation
Dated:	June 29, 1989
Amount:	\$1,841,000.00

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Recorded: July 17, 1989

Document: 89324810

to secure a certain indebtedness in the amount of \$1,841,000 evidenced by a Note (the "Textron Note") of even date described in the Textron Mortgage; and

WHEREAS, Textron also has security interests in certain real chattels affixed to the Property pursuant to UCC financing statements recorded on July 18, 1989, with the Cook County Recorder's Office as documents No. 89 U 17426 and No. 89 U 17428 (the "Textron Security Interests");

WHEREAS, pursuant to a Subordination Agreement dated March 8, 1993, Textron has subordinated the priority and superiority of the liens of the Textron Mortgage and the Textron Security Interests first-above mentioned to the liens of the that certain Mortgage recorded with the Cook County Recorder on March 23, 1993 as Document No. 93215468 (the "Original SNB Mortgage") and that certain Assignment of Leases and Rents recorded with the Cook County Recorder as Document No. 93215470 on March 23, 1993 (the "Original SNB Assignment of Rents") in favor of Lender and securing an indebtedness in the aggregate sum of \$785,000.00 evidenced by a Promissory Note and a Revolving Credit Promissory Note (the "Original Notes");

WHEREAS, the Lender has been requested by Owner and its beneficiary to renew the indebtedness evidenced by the Original Notes and to extend an additional \$222,000.00 of credit to Owner to

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provide for the payment of certain delinquent tax obligations with respect to the Property;

WHEREAS, the renewal and extension of additional credit described above shall be evidenced by a Renewal Promissory Note in the principal amount of \$652,977.73 and by an Amended and Restated Promissory Note in the principal amount of \$302,000.00 (collectively the "New SNB Notes"), which Notes will be secured by the Original Mortgage and the Original Assignment of Leases and Rents and by an additional Mortgage (the "New Mortgage") and Assignment of Leases and Rents (the "New Assignment of Rents") which will be recorded contemporaneously herewith and dated August 30, 1994 (the Original SNB Mortgage, the Original SNB Assignment of Rents, the New Mortgage and the New Assignment of Rents are herein collectively referred to as the "SNB Mortgages and Assignments of Rents");

WHEREAS, it is a condition precedent to obtaining the credit that the SNB Mortgages and Assignments of Rents shall be and remain liens or charges upon the Property, prior and superior to the Textron Mortgage and the Textron Security Interests first-above mentioned; and

WHEREAS, the Lender is willing to renew the credit evidenced by the Original Notes and to make the additional advances described above, provided that the SNB Mortgages and Assignments of Rents are liens or charges upon the Property prior and superior to the liens of the Textron Mortgage and the Textron Security Interests and so

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long as Textron will specifically and unconditionally subordinate the liens or charges of its mortgage and security interests above described to the liens or charges of the SNB Mortgages and Assignments of Rents.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, receipt of which is hereby acknowledged, and in order to induce the Lender to renew the credit evidenced by the Original Notes and to make the additional advance described above, it is agreed as follows:

1. The SNB Mortgages and Assignments of Rents referred to above and all renewals or extensions of such Mortgages and Assignments of Rents and the indebtedness secured thereby, shall be and remain at all times liens or charges on the Property prior and superior to the liens or charges of the Textron Mortgage and the Textron Security Interests, first-above mentioned.

2. Textron acknowledges that it hereby intentionally waives, relinquishes, and subordinates the priority and superiority of the liens of its mortgage and security interests first-above mentioned in favor of the liens or charges upon such land of the SNB Mortgages and Assignments of Rents, and it understands that in reliance upon and in consideration of this waiver, relinquishment, and subordination, specific renewals of existing loans and additional extensions of credit are being and will be made by Lender to the Owner and as part and parcel thereof specific monetary and other obligations are being and will be entered into

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by third parties, all which would not be made or entered into but for such reliance upon this waiver, relinquishment, and subordination. Textron further acknowledges that an endorsement has been placed on the note secured by the Textron Mortgage to it and that the Textron Mortgage has by this instrument been subordinated to the liens or charges of the SNB Mortgages and Assignments of Rents.

3. Textron acknowledges that the indebtedness secured by the SNB Mortgages and Assignments of Rents may be reduced from time to time and, both before and after such reduction, from time to time increased to the maximum amount secured thereby, but that this subordination shall remain in full force and effect until all sums secured by the SNB Mortgages and Assignments of Rents to Lender are paid in full and said SNB Mortgages and Assignments of Rents are released.

4. The Owner agrees to the subordination of the Textron Mortgage and the Textron Security Interests agreed to herein.

5. This agreement contains the whole agreement between the parties hereto as to the SNB Mortgages and Assignments of Rents and the priority thereof, herein described. There are no agreements, written or oral, outside or separate from this agreement, and all prior negotiations, if any, are merged into this agreement.

6. This agreement shall inure to the benefit of and be binding upon the legal representatives, heirs, devisees,

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successors, and assigns of the parties.

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals the date above first written.

SUCCESS NATIONAL BANK

Attest: [Signature] BY: [Signature]
Its: Sr. Vice President Its: Vice President

GLENVIEW STATE BANK, an Illinois national banking association, as Trustee under a Trust Agreement dated October 15, 1971, known as Trust No. 802

SEE RIDER ATTACHED HERETO CONTAINING TRUSTEES EXONERATION CLAUSE WHICH IS MADE A PART HEREOF

By: _____
Its: _____
Attest: _____
Its: _____

DOETSON BROS. CO.

By: Thomas Doetsch
Its: Vice Pres.
Attest: [Signature]
Its: Vice Pres.

TEXTRON CAPITAL CORPORATION

By: _____
Its: _____
Attest: _____
Its: _____

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successors, and assigns of the parties.

IN WITNESS WHEREOF the parties hereto have set their respective hands and seals the date above first written.

SUCCESS NATIONAL BANK

By: _____

Its: _____

GLENVIEW STATE BANK, an Illinois national banking association, as Trustee under a Trust Agreement dated October 15, 1971, known as Trust No. 802

By: _____

Its: _____

Attest: _____

Its: _____

DOETSCH BROS. CO.

By: _____

Its: _____

Attest: _____

Its: _____

TEXTRON CAPITAL CORPORATION

By: John L. Satterstrom

JOHN L. SATTERSTROM

Its: ESST. PRESIDENT & MANAGER

Attest: [Signature]

Its: Investment Counselor Analyst

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

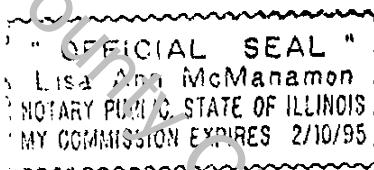
I, Lisa Ann McManamon, a Notary Public in and for said County in the State aforesaid, do hereby certify that Thomas L. Doetsch and Robert J. Doetsch Jr Bank, personally known to me to be the Vice President and Vice President of Doetsch Bros. Co., who are personally known to me to be the same persons, whose names are subscribed to the foregoing instrument as such Vice President and Vice President, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given my hand and Notarial Seal this 29th day of August, 1994.

Lisa Ann McManamon
Notary Public

My commission expires:

2-10-95



Notary Public
Clerk's Office

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EXHIBIT A

PARCEL 1: THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11TH EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE EAST 529.57 FEET AS MEASURED ALONG THE SOUTH LINE); (EXCEPT THAT PART CONVEYED TO THE CITY OF PROSPECT HEIGHTS FOR ROAD BY DEED RECORDED ON OCTOBER 8, 1987 AS DOCUMENT E7547328) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 334 FEET OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24 (EXCEPT THAT PART LYING NORTH OF THE SOUTH LINE OF PALATINE ROAD); ALL IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART CONVEYED TO CITY OF PROSPECT HEIGHTS FOR ROAD BY DEED RECORDED ON OCTOBER 8, 1987 AS DOCUMENT E7547328) ALL IN COOK COUNTY, ILLINOIS.

PIN# 03-24-101-009

03-24-101-013

03-24-101-012

CLIA 35 E. PALATINE

PROSPECT HEIGHTS, IL

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