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Prepared by/Mail to:

Gary E. Green
Martin & Karczas, Ltd.
30 N. LaSalle Street
Chicago, IL 60602

96573099

. DEPT-01 RECORDING \$29.50
. T40009 TRAM 3755 07/26/96 15:10:00
. #8535 + SK *--96--573099
. COOK COUNTY RECORDER

SUBORDINATION AGREEMENT

WHEREAS, Ralph Albert Lindblom and Mary Ellen Lindblom, his wife, as joint tenants (collectively hereinafter called "Borrower") seeks to borrow money from PLAZA BANK (hereinafter called "Lender") and Lender is willing to lend said sum;

WHEREAS, in order to induce Lender to make said loan, Borrower wishes to secure this loan with a first mortgage in favor of the Lender upon the real estate commonly known as 9620-26 W. Grand Ave., Franklin Park, IL (hereinafter called the "Property") and legally described as follows:

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SEE EXHIBIT A HERETO

and by a security interest in all of the furniture, fixtures and equipment located at the property (hereinafter called "personalty").

WHEREAS, Advanced Appliance, Inc., an Illinois corporation, d/b/a Advanced Maytag (hereinafter called "Tenant") holds a leasehold interest upon the Property and personalty, by virtue of a lease dated December 31, 1992. (hereinafter called "Lease").

WHEREAS Lender requires Tenant to subordinate its leasehold interest in the Property and personalty by virtue of the Lease in favor of the Lender's Mortgage dated July 25, 1996 and security interest in said personalty which secures a note;

WHEREAS Tenant is willing to subordinate its leasehold interest in the Property and personalty;

NOW THEREFORE, in consideration of the premises, the parties agree as follows:

1. Tenant acknowledges that its leasehold interest in the Property and personalty shall be subordinate to the mortgage interest of Lender given to secure a note and any other obligations secured thereby, present or future, which mortgage and security interest are evidenced by a Mortgage dated July 25, 1996.

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2. Tenant further acknowledges that its leasehold interest shall remain subordinate to the mortgage interest of the Lender as long as the note, or any other sums advanced by lender and secured by Lender's mortgage remain unpaid.

3. Tenant shall not prepay rent to Borrower without the written consent of Lender.

4. In the event Lender shall foreclose its mortgage upon the Property and title shall be transferred to Lender, its successors or assigns, Lender, its successors or assigns, shall not be liable to Tenant for any security deposit paid to Borrower under the terms of the Lease.

5. At Lender's sole discretion, the Lender shall have the right to foreclose the Tenant's interests under the Lease through a foreclosure proceeding; however, the Lender is not required to do such but shall have the right to so act if it deems it appropriate without any recourse from the Landlord and/or Tenant.

6. This Agreement shall be binding upon, and inure to the benefit of, the parties hereto, and their respective heirs, executors, administrators, successors and assigns.

7. This Agreement shall be construed according to the laws of the State of Illinois.

8. This Agreement may be signed in counterpart.

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IN WITNESS WHEREOF the undersigned has hereunto set its hand, on the 25th day of July, 1996.

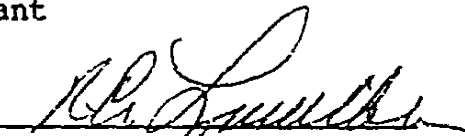


Ralph Albert Lindblom


Mary Ellen Lindblom

PLAZA BANK, LENDER

By: 
Its: General Counsel

ADVANCED APPLIANCE, INC.,
d/b/a Advanced Maytag
Tenant

By: 
Its: 

Attested:

By: 
Its: 

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STATE OF ILLINOIS)
COUNTY OF ~~COOK~~ ^{DeKalb}) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, Ralph Albert Lindblom and Marvella Lindblom, personally known to me to be the same persons whose names are subscribed to the foregoing instrument and personally known to me to be the PRESIDENT and Secretary of ADVANCED APPLIANCE, INC. and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, and that the seal affixed to the foregoing instrument is the corporate seal and the said instrument was signed, sealed and delivered in the name and in behalf of said corporation as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and notarial seal this 25th day of July, 1996.

Lisa Brennan
Notary Public



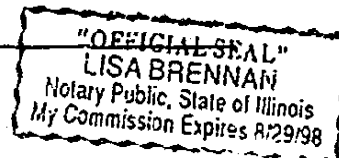
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STATE OF ILLINOIS)
COUNTY OF ~~COOK~~ ^{DeKalb}) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, Ralph Albert Lindblom and Mary Ellen Lindblom, personally known to me to be the same persons whose names are subscribed to the foregoing instrument and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 25th day of July, 1996.

Lisa Brennan
Notary Public



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STATE OF ILLINOIS)
) SS.
COUNTY OF ^{CO}COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, GARY E. GREEN, personally known to me to be the same person whose name is subscribed to the foregoing instrument and personally known to me to be an attorney with Martin & Karcazes, Ltd., General Counsel to PLAZA BANK, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth, and that the seal affixed to the foregoing instrument is the corporate seal and the said instrument was signed, sealed and delivered in the name and in behalf of said corporation as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and notarial seal this 25th day of July, 1996.

Lisa Brennan
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 16, 17, 18 AND 19 IN BLOCK 15 IN THE FIRST ADDITION TO FRANKLIN PARK IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

LOTS 11, 12, 13 (EXCEPT THE WEST 100 FEET THEREOF), LOT 14 (EXCEPT THE NORTH 5 FEET OF THE WEST 100 FEET THEREOF), LOT 15 AND HALF OF THE VACATED ALLEY EAST AND ADJOINING LOTS 11 TO 15 INCLUSIVE AND LOTS 27 TO 31 BOTH INCLUSIVE (EXCEPT THE EAST 100 FEET THEREOF AND HALF OF THE VACATED ALLEY WEST AND ADJOINING LOTS 27 TO 31 BOTH INCLUSIVE ALL IN BLOCK 15 IN 1ST ADDITION TO FRANKLIN PARK IN SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 9620-26 WEST GRAND AVENUE
FRANKLIN PARK, ILLINOIS 60131

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P. I. NOS. 12-28-233-027
 12-28-233-028
 12-28-233-029
 12-28-233-030
 12-28-233-042

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