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1067/0123 45 001 Page 1 of 5
1999-03-08 12:16:10
Cook County Recorder 55.00

MORTGAGE SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that CHEVRON U.S.A., INC., holder of a mortgage from Lakeside Center LLC to said Chevron U.S.A., Inc. dated December 22, 1998 and recorded December 31, 1998 in the Cook County Recorder's Office as Document 08193077 (the "Third Mortgage") with respect to certain property located in Chicago, Illinois, as more particularly described on Exhibit A attached hereto, FOR CONSIDERATION PAID, hereby subordinates the priority of the lien of the Third Mortgage to the lien of (1) a Senior Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated December 23, 1998 granted by Lakeside Center LLC to First Bank and Trust Company of Illinois as Agent and recorded December 31, 1998 in said Recorder's Office as Document 08193075 (the "First Mortgage") securing indebtedness in the original principal amount of \$8,000,000.00 with interest and other charges as provided therein, and (2) a Junior Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Financing Statement dated December 22, 1998 granted by Lakeside Center LLC to JDI Donnelley, L.L.C. and recorded December 31, 1998 in said Recorder's Office as Document 08193076 (the "Second Mortgage") securing indebtedness in the original principal amount of \$4,000,000.00 with interest and other charges as provided therein, with the same force and effect as if the Third Mortgage were granted and recorded subsequent to the granting and recording of the First Mortgage and Second Mortgage.

IN WITNESS WHEREOF, Chevron U.S.A., Inc. has caused this instrument to be executed and sealed this 29th day of January, 1999.



WITNESS:

CHEVRON U.S.A., INC.

DA Tollivoro

By: [Signature]
Its: JOHN H. MEDINGER
Print Name: ATTORNEY-IN-FACT
CHEVRON U.S.A. INC.

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO, SS.

I, CHARLES HALL JR, a Notary Public in and for said county and state, do hereby certify that John H. Medinger, ATTORNEY-IN-FACT of Chevron U.S.A., Inc., personally known to be the same person who subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 4th day of February, 1999.

[Signature]
Notary Public
Print Name: CHARLES HALL JR
My Commission Expires: 9-11-00

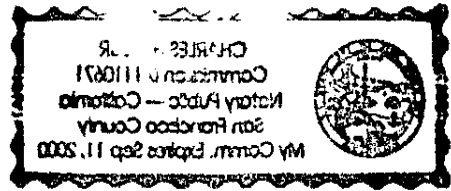
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Exhibit A

LEGAL DESCRIPTION

ABC BUILDING:

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PARCEL 1:

LOTS 8 AND 9 IN BLOCK 24 IN GURLEY'S SUBDIVISION OF BLOCKS 24 TO 28, BOTH INCLUSIVE, IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST HALF OF THE NORTH-SOUTH VACATED ALLEY LYING WEST AND ADJOINING LOTS 8 AND 9 IN BLOCK 24 IN GURLEY'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

CALUMET PLANT:

PARCEL 1:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND 9 IN GURLEY AND KEITH'S SUBDIVISION OF BLOCK 23 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT VACATED PART OF THE INTERSECTION OF EAST CERMAK ROAD AND SOUTH PARK AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 9 PRODUCED EAST ACROSS THE ENTRANCE OF A VACATED ALLEY TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE I.C.R.R. COMPANY IN GURLEY AND KEITH'S SUBDIVISION OF BLOCK 23 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 13 FEET WEST OF THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE I.C. R.R. COMPANY; THENCE EAST ON SAID LINE TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE I. C. R.R. COMPANY; THENCE SOUTHEASTERLY ON THE LAST DESCRIBED LINE A DISTANCE OF 40 FEET; THENCE NORTHWESTERLY ON A STRAIGHT LINE TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

THE NORTHWESTERLY AND SOUTHEASTERLY 30 FEET WIDE VACATED ALLEY LYING NORTHEASTERLY AND ADJOINING THE NORTHEASTERLY LINE OF LOTS 1 TO 9, BOTH INCLUSIVE, IN GURLEY & KEITH'S SUBDIVISION OF BLOCK 23 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE I.C. R.R. COMPANY, IN COOK COUNTY, ILLINOIS.

PARCEL 4:**99217975**

ALL THAT PART OF THE SOUTH 1/2 OF VACATED EAST 21ST STREET LYING NORTH AND ADJOINING THE NORTH LINE OF LOT 1 IN GURLEY & KEITH'S SUBDIVISION OF BLOCK 23 IN ASSESSOR'S DIVISION AFORESAID, PRODUCED EAST TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE I.C. R.R. COMPANY, LYING SOUTHWESTERLY AND ADJOINING THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE I.C. R.R. COMPANY AND LYING SOUTHEASTERLY OF AND ADJOINING A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE I.C. R.R. COMPANY, 5 FEET SOUTHERLY OF THE SOUTH LINE OF LOT 9 IN BLOCK 6 OF GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TO THE NORTHEAST CORNER OF LOT 1 IN GURLEY & KEITH'S SUBDIVISION OF BLOCK 23 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE SOUTH 1/2 OF VACATED EAST 21ST STREET LYING EAST OF THE EAST LINE OF CALUMET AVENUE AND WEST OF PARCEL NO. 4 ABOVE DESCRIBED, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THE NORTH 1/2 OF VACATED EAST CERMAK ROAD LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 9 IN GURLEY & KEITH'S SUBDIVISION OF BLOCK 23 IN ASSESSOR'S DIVISION AFORESAID, PRODUCED EAST TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE I.C. R.R. COMPANY (EXCEPT THAT PART DESCRIBED AS PARCEL NO. 2 ABOVE), ALL IN COOK COUNTY, ILLINOIS.

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WEST PLANT:

PARCEL 1:

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LOTS 1 THROUGH 7, BOTH INCLUSIVE, AND LOTS 10 THROUGH 18, BOTH INCLUSIVE, IN BLOCK 24 OF GURLEY'S SUBDIVISION, BLOCKS 21 TO 28 OF ASSESSOR'S DIVISION, IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE NORTH AND SOUTH VACATED ALLEY LYING WEST AND ADJOINING LOTS 1 TO 9 INCLUSIVE, AND EAST AND ADJOINING LOTS 10 TO 18 INCLUSIVE EXCEPT THE EAST HALF OF SAID VACATED ALLEY LYING WEST AND ADJOINING LOTS 8 AND 9 ALL IN BLOCK 24 IN GURLEY'S SUBDIVISION AFORESAID EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRUCK LOT D:

PARCEL 1:

LOTS 5, 6, 7, 8 AND 9 IN BLOCK 6 IN GEORGE SMITH'S ADDITION TO CHICAGO OF A SUBDIVISION OF BLOCKS 17 TO 22 IN ASSESSOR'S DIVISION OF THE SOUTH WEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF VACATED EAST 21ST STREET LYING SOUTH OF AND ADJOINING PARCEL 1 AFORESAID AND LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL RAILROAD.

LOT 2:

PARCEL 1:

LOTS 7 (EXCEPT THAT PART LYING WEST OF A LINE DRAWN THROUGH A POINT IN THE NORTH LINE OF SAID LOT 7, 23.12 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7 AND THROUGH A POINT IN THE WESTERLY LINE OF SAID LOT 7 51.80 FEET SOUTHEASTERLY OF THE NORTHWEST CORNER OF SAID LOT 7) AND LOT 8 IN NATHANIEL GOULD'S SUBDIVISION OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE

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1/2 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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BLOCK 11 OF ASSESSOR'S DIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 8:

LOT 5 AND THE NORTH 1/2 OF LOT 8 IN BLOCK 5 OF GEORGE SMITH'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 17 TO 22 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MURPHY BUTTER & EGG PROPERTY

LOT 8 (EXCEPT THE NORTH 25 FEET THEREOF) AND LOT 9 IN BLOCK 5 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This document prepared by:
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