

Prepared by and to be returned to:  
Thomas Schwertman  
Community Development Commission  
Project CD22-07  
421 N. County Farm Road, Room 2-800  
Wheaton, IL 60187

P.I.N.: 03-31-300-030  
Property Address: 891 S. Rohlwing Rd. Addison, Illinois 60101

### **SUBORDINATION AGREEMENT**

WHEREAS, SERENITY HOUSE FOUNDATION, INC, now known as Advanced Resource Recovery Corporation (ARRC), an Illinois not-for-profit Corporation ("Mortgagor"), by mortgage dated April 1, 2023 and recorded in the Recorder's Office of DuPage County, Illinois, on March 22, 2023 as Document No. R2023-017313 (hereinafter the "Mortgage"), did convey unto DuPage County through its Community Development Commission (hereinafter "Mortgagee"), certain premises in the Village of Addison, DuPage County, Illinois, described as follows:

PARCEL 1: PART OF LOT 2, THE SOUTH 360 FEET OF THE WEST 505 FEET OF THE EAST 571 FEET (EXCEPT THEREFROM THE EAST 57.95 FEET THEREOF) OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 335.00 FEET OF THE EAST 57.95 FEET OF LOT 6 IN DUPAGE INDUSTRIAL ANNEX SOUTH, BEING A SUBDIVISION IN THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1969 AS DOCUMENT R69-28863, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY INSTRUMENT RECORDED AS DOCUMENT R88-138513 AND RE-RECORDED AS DOCUMENT R89-009291, OVER AND ACROSS THE SOUTH 33 FEET (EXCEPT THE EAST 571 FEET, AS MEASURED ON THE SOUTH LINE) OF THE NORTH  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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Commonly known as 891 S. Rohlwing Road, Addison, Illinois 60101

(hereinafter the "Premises") to secure a certain Non-Recourse Forgivable Payment Note for FOUR HUNDRED THOUSAND AND NO/100 Dollars (\$400,000.00); and

WHEREAS, there now remains unpaid principal on the account of said Mortgage, and the Deferred Note secured thereby; and

WHEREAS, Mortgagee has some right, interest and claim in and to said Premises by reason of the Mortgage and Deferred Note given under Project CD22-07 through the DuPage County Community Development Commission, but is willing to subject and subordinate said right, interest, and claim to mortgages to St. Charles Bank & Trust Company and/or its successors or assigns;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) in hand paid to the undersigned Mortgagee, the receipt and sufficiency of which is hereby acknowledged, the undersigned Mortgagee does hereby covenant and agree that its right, interest, and claim in the Premises evidenced by the Mortgage, the Deferred Note secured thereby, and this Subordination Agreement, are and shall be and remain at all times subject and subordinate to the lien of a mortgage to St. Charles Bank & Trust Company and/or its successors or assigns in the amount of \$250,000.00 recorded in the Recorder's office of DuPage County, Illinois, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

WITNESS the hand and seal of the undersigned as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mortgagee

DuPage County, by and through its  
Community Development Commission

By \_\_\_\_\_  
Mary A. Keating  
Director of Community Services

STATE OF ILLINOIS

COUNTY OF DU PAGE

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Mary A. Keating of the DuPage County Community Development Commission, personally known to me to be the representative of the Commission and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such they signed and delivered said instrument as such officer of the Commission.

Given under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public