

THIS DOCUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:

James E. Dahl & Associates
225 West Washington St., Suite 1125
Chicago, IL 60606



MORTGAGE SUBORDINATION AGREEMENT

This Mortgage Subordination Agreement is given this 21st day of November, 2002 by **OAK BROOK BANK** ("Lender").

1. Lender holds a mortgage dated October 6, 2000, and recorded October 11, 2000, as document number 00794295 made by 60 W. Erie, L.L.C., an Illinois limited liability company to Lender covering property located in 60 West Erie, Chicago, Illinois, as modified by that certain Modification Agreement recorded February 7, 2001 as document number 0010189528 and an Assignment of Leases and Rents dated and recorded October 11, 2000, as document number 00794296, and Collateral Assignment of Purchase Agreements recorded October 11, 2000 as document number 00794297 (as amended from time to time, collectively the "Prior Mortgage"). The Prior Mortgage secures a Promissory Note dated as of October 6, 2000, in the original principal amount of \$19,500,000. The Prior Mortgage encumbers said property. The description of said property is set forth on the attached Schedule A.

2. Lender holds a mortgage on the aforementioned property dated November 21, 2002 made by West Erie, LLC, an Illinois limited liability company recorded as document number 0021294551, and an Assignment of Rents and Leases of even date, recorded as document number 0021294552 (collectively the "Mortgage"), which Mortgage secures a Promissory Note dated as of November 21, 2002, in the original principal amount of \$25,292,646.00 (the "Loan").

3. The lien of the Prior Mortgage is second and subordinate to the total amount due from time to time under the terms of the Mortgage in favor of Lender regardless of when and under what conditions Lender advances proceeds of its Loan to the mortgagor thereunder. The Mortgage may be amended, modified, revised or extended, and said amendment, modification, revision or extension shall not affect the superiority and paramount lien status of the Mortgage.

4. This Subordination Agreement shall be binding upon Lender and all who succeed to their rights as holder of the Prior Mortgage.

Agreed to on the date first above written by:

OAK BROOK BANK

By: [Signature]
Name: WILLIAM E. NAVOLIO
Its: EXEC VICE PRESIDENT

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, JANICE E. COHEN a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM E. NAVOLIO, the EXEC VP of Oak Brook Bank, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 21st day of November, 2002.

Janice E. Cohen
NOTARY PUBLIC

(SEAL)



Property of Cook County Clerk's Office

SCHEDULE A

Legal Description of the Property.

Property of Cook County Clerk's Office

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lot 9 in Assessor's Division of Block 26 in Wolcott's Addition to Chicago in the East 1/2 of the Northeast 1/4 of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 10 in Assessor's Division of Block 26 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

The South 1 foot of the East 1/2 of Lot 12, also the East 1/2 of Lot 5 in Block 26 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ALSO KNOWN AS

Lot 11 in Assessor's Division of Block 26 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 4:

Lot 12 in Assessor's Division of Block 26 in Wolcott's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PINs: 17-09-219-012-0000; 17-09-219-013-0000; 17-09-219-014-0000; and 17-09-219-015-0000

PROPERTY ADDRESS: 60 West Erie Street, Chicago, Illinois 60610