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Cook County Recorder 23.00



**SUBORDINATION
OF MORTGAGE
AGREEMENT**

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This Agreement is by and between First American Bank/ Residential (the "Lender"), and First American Bank ("FAB"). Based on the representations and acknowledgments contained in this Agreement, FAB and Lender agree as follows:

Larry D. Steinberg and Elaine A. C. Steinberg, as joint tenants (collectively "Borrower") wants Lender to provide financial accommodations to Borrower in the form of a new credit or loan in the maximum principal amount of \$62,000.00 to be secured by a mortgage, trust deed or other security interest from Borrower to Lender on the real property as described on **Exhibit "A"** attached hereto (the "Premises"):

Definitions. The following words shall have the following meanings when used in this Agreement. Terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code.

"FAB Lien" means that certain Mortgage affecting the Premises dated February 02, 2002 and recorded in Cook County, Illinois as Document No. 0020160695, made by Borrower to FAB to secure an indebtedness in the original principal amount of \$15,000.00.

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[Signature]

"New Lien" means that certain Mortgage affecting the Premises dated _____, made by Borrower to Lender to secure a certain Note in the principal amount of \$62,000.00, with interest at the rate of _____% per annum, payable in monthly installments of \$_____ on the first day of every month beginning _____ and continuing until _____ on which date the entire balance of principal and interest remaining unpaid shall be due and payable.

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Subordination. FAB hereby subordinates its FAB Lien to the New Lien held by Lender. PROVIDED, HOWEVER, THAT THIS SUBORDINATION SHALL BE LIMITED TO INDEBTEDNESS IN FAVOR OF LENDER IN THE PRINCIPAL AMOUNT OF \$62,000.00 AND THAT IN THE EVENT THE PRINCIPAL AMOUNT OF THE NEW LIEN IS INCREASED BY A SUBSEQUENT MODIFICATION OF THE UNDERLYING NOTE AND/OR MORTGAGE BY LENDER, THEN THIS SUBORDINATION SHALL BE OF NO EFFECT WHATSOEVER WITH RESPECT TO ANY AMOUNTS IN EXCESS OF SAID PRINCIPAL AMOUNT, AND THE NEW LIEN SHALL BE SUBORDINATE TO THE SUBORDINATE LIEN WITH RESPECT TO ANY AMOUNTS IN EXCESS OF SAID PRINCIPAL AMOUNT.

Default By Borrower. If Borrower becomes insolvent or bankrupt, this Agreement shall remain in full force and effect. Any default by Borrower under the terms of the New Lien also shall be a default under the terms of the FAB Lien to FAB.

Duration and Termination. This Agreement will take effect when received by Lender, without the necessity of any acceptance by Lender, in writing or otherwise, and will remain in full force and effect until the New Lien is released by Lender.

Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. No provision contained in this Agreement shall be construed (a) as requiring FAB to grant to Borrower or to Lender any financial assistance or other accommodations, or (b) as limiting or precluding FAB from the exercise of FAB's own judgment and discretion about amounts and times of payment in making loans or extending accommodations to Borrower.

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Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless made in writing and signed by Lender and FAB.

Successors. This Agreement shall extend to and bind the respective successors and assigns of the parties to this Agreement, and the covenants of FAB respecting subordination of the FAB Lien in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the New Lien.

IT WITNESS WHEREOF, the undersigned have executed this Subordination of Mortgage Agreement as of the 15th day of November , 2002.

FIRST AMERICAN BANK

By: Jeffery W. Freeman
Name: Jeffery W. Freeman
Title: Vice President, Consumer Loans
Address: 5000 N. Elston Ave
Chicago IL 60630

First American Bank/ Residential [LENDER]

By: _____
Name: _____
Title: _____
Address: _____

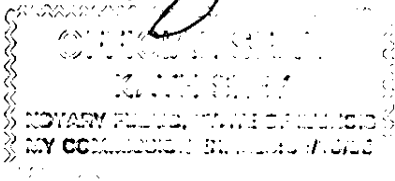
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jeffery W. Freeman personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of First American Bank, appeared before me this day in person and acknowledged that he/she signed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of First American Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 15th day of November, 2002.

Srey Kath

Notary Public



THIS INSTRUMENT PREPARED BY: Srey Kath

Mail To:

FIRST AMERICAN BANK
Loan Operations
201 S. State Street
Hampshire IL 60140

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008074786 VH
STREET ADDRESS: 1615 WEST GREENLEAF AVENUE
CITY: CHICAGO COUNTY: COOK UNIT D
TAX NUMBER: 11-31-213-035-0000

LEGAL DESCRIPTION:

PARCEL ONE: THE SOUTH 23 FEET OF THE NORTH 93.5 FEET (EXCEPT THE EAST 46.62 FEET THEREOF) OF A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF GREENLEAF AVENUE, 92 FEET 6 INCHES WEST OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 27 IN ROGERS PARK IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST, ON THE SOUTH LINE OF SAID GREENLEAF AVENUE, TO THE NORTHWEST CORNER OF LOT 22 IN THE SUBDIVISION OF LOTS 1 TO 7 INCLUSIVE, IN SAID BLOCK 27; THENCE SOUTH, ON THE WEST LINE OF SAID LOT 22, TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST, ALONG THE SOUTH LINE EXTENDED EAST, TO A POINT 92 FEET 6 INCHES WEST OF THE SOUTHEAST CORNER OF LOT 3 IN SAID BLOCK 27; THENCE NORTH TO THE POINT OF BEGINNING

EXCEPT THAT PART LYING SOUTH OF THE NORTH LINE OF LOT 6 IN THE COUNTY CLERKS DIVISION OF ALL THAT PART OF BLOCK 27 IN ROGERS PARK, LYING EAST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 21 TO THE SOUTHEAST CORNER OF LOT 8 IN SAID BLOCK 27 IN SAID ROGERS PARK.

PARCEL TWO: THE WEST 8 FEET OF THE EAST 84.83 FEET (EXCEPT THE NORTH 136.17 FEET THEREOF) OF A TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF GREENLEAF AVENUE, 92 FEET 6 INCHES WEST OF THE NORTHEAST CORNER OF LOT 1 IN BLOCK 27 IN ROGERS PARK IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WEST, ON THE SOUTH LINE OF SAID GREENLEAF AVENUE, TO THE NORTHWEST CORNER OF LOT 22 IN THE SUBDIVISION OF LOTS 1 TO 7, INCLUSIVE, IN SAID BLOCK 27; THENCE SOUTH, ON THE WEST LINE OF SAID LOT 22, TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST, ALONG THE SOUTH LINE EXTENDED EAST, TO A POINT 92 FEET 6 INCHES WEST OF THE SOUTHEAST CORNER OF LOT 3 IN SAID BLOCK 27; THENCE NORTH TO THE POINT OF BEGINNING

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11/11/2020