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This document prepared by &
after recording be mailed to:
THE LEMONT NATIONAL BANK
1201 State Street
Lemont, Illinois 60439

0030342056

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2003-03-12 11:20:25
Cook County Recorder 26.50



FIRST AMERICAN TITLE

ORDER # 233650
20F2

SUBORDINATION AGREEMENT (REAL ESTATE)

This Subordination Agreement is made this 4th day of February, 2003 by The Lemont National Bank (hereinafter referred to as "LNB").

WHEREAS, LNB is the owner and/or holder of the following lien documents and of the Note evidencing the indebtedness secured thereby:

1. Home Equity Line Of Credit Mortgage dated November 4, 2000 and recorded November 8, 2000 in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 00877292 made by Nikola Milenkov and Violeta Milenkov, His Wife, to LNB covering the real estate described as follows:

LOT 105 IN TIMBERLINE UNITS II & III - PHASE 2, BEING A RESUBDIVISION OF PARTS OF LOTS 6, 7, 8, 9, 10, 11, 12 AND 14 IN COUNTY CLERK'S DIVISION OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ("Property");

P.I.N. 22-30-413-009-0000

PROPERTY ADDRESS: 142 TIMBERLINE DRIVE, LEMONT, ILLINOIS 60439

All of which aforescribed documents are hereinafter referred to as the "LNB Loan Documents".

WHEREAS, LNB has agreed with WASHINGTON MUTUAL (hereinafter referred to as "Bank") that the LNB enumerated Loan Documents are and shall continue to be subordinated to the lien of the Bank evidenced by the liens and encumbrances hereafter referred to but in no event shall this subordination exceed the sum of \$86,700.00. Bank represents and warrants to LNB that the Bank's documents do not allow for future advances. This subordination shall be valid only if the new loan documents contain the statement that "no future advances will be allowed" clause and that the loan proceeds from Bank's new loan will be used to pay in full the existing first mortgage; and that Bank will obtain the proper releases and record such releases so that after closing there exists only the liens of LNB and that of the Bank.

NOW, THEREFORE, LNB, subject to the above stated conditions being complied with hereby subordinates the lien of the LNB Loan Documents and the indebtedness secured thereby to the lien, not to exceed \$86,700.00, created by the following documents relating to the Property and the total indebtedness not to exceed \$86,700.00 secured thereby in favor of the Bank:

- a. Mortgage dated _____, made by Nikola Milenkov and Violet Milenkov and recorded on _____, 2003, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. _____: in the amount of \$86,700.00.

Send to

Property of Cook County Clerk's Office

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This Agreement may not be modified except in writing and such modification must be signed and acknowledged by LNB.

This Agreement has been executed as of the day and year first above written.

THE LEMONT NATIONAL BANK

BY: Lynnea Bengtsson
Lynnea Bengtsson
Assistant Vice President

ATTEST: [Signature]

30342056

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, **Beth Hess**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Lynnea Bengtsson** who is the **Assistant Vice President** of The Lemont National Bank, a national banking association, and **Scott Hamer**, who is the **Vice President** personally known to me to be the same persons whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 4th day of February, 2003.

Beth Hess
Notary Public

My Commission Expires: 07/15/2004



Notary's Office