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SUBORDINATION AGREEMENT

THIS AGREEMENT, is made this **1st** day of **MARCH, 2003** between **KLAUS GRUSE AND IRENE GRUSE**, hereinafter referred to as "Owners", who reside at **2135 HAIG CT, PALATINE, IL. 60074**, herein after referred to as "Mortgagee".

WITNESSETH:

WHEREAS, the Owners are indebted to Mortgagee in the principal amount of **ONE HUNDRED THOUSAND DOLLARS (\$100,000.00)** a certain Mortgage made by Owners to Mortgagee dated **NOVEMBER 24, 2000** and recorded on **NOVEMBER 30, 2000** in the Office of the Recorder of Deeds in **COOK** County, Illinois, as Document No**00938981** and covering the following real property described as follows:

LOT 117 IN FAIR MEADOWS PLANNED DEVELOPMENT PLAT OF SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: **2135 HAIG CT. PALATINE, IL. 60074**

Permanent Index Number **02-01-104-012-0000**

AND WHEREAS, Owners have borrowed the sum of **FIFTY THOUSAND SEVEN HUNDRED FORTY THREE (\$50,675.00)** dollars from **BankFinancial FSB**, secured by a Mortgage on the real property described above, which Mortgage is dated **MARCH 1, 2001** and recorded on, in the Office of the Recorder of Deeds, in COOK County, Illinois, as Document No. _____

AND WHEREAS, it is necessary that the Mortgage held by Mortgagee be subordinate to the lien of the Mortgage to BankFinancial FSB, as described above.

I certify this to be a
true and correct copy
of the original document.



Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 06/09/2003 01:42 PM Pg: 1 of 3

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NOW THEREFORE, in consideration of the above terms and provisions, the parties agree as follows:

1. Mortgagee hereby consents and agrees with Owners that the Mortgage held by BankFinancial, FSB shall be subject and subordinate to the lien of the Mortgage made to **BankFinancial, FSB** in the Office of the Recorder of Deeds in COOK County, Illinois, dated March 1, 2003 in the amount of \$50,675.00 as Document No. _____.

2. For the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Mortgagee agrees to subordinate the Mortgage held by it to the Mortgage made to BankFinancial FSB

3. This Agreement shall be binding upon and inure to the benefit of the parties respectively successors and assigns.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

OWNER(S):

Klaus Gruse
KLAUS GRUSE

Irene Gruse
IRENE GRUSE

MORTGAGEE:

BankFinancial, FSB
1200 INTERNATIONALE PARKWAY
SUITE 101
WOODRIDGE, ILLINOIS 60517

BY: Charles Walles
CHARLES WALLEES
VICE PRESIDENT

ATTEST: BY: Noreen DeMarie
NOREEN DEMARIE
VICE PRESIDENT

PREPARED BY:

BankFinancial, FSB

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State of Illinois }
 } SS.
County of COOK }

I, Laird A. Brown, a Notary public in and for the County do hereby certify that KLAUS GRUSE AND IRENE KLAUS personally appeared before me this day and acknowledged that they signed this document as their free and voluntary act for the uses and purposes therein set forth.

SUBSCRIBED AND SWORN TO before me this 1st day of March, 2002.

My Commission Expires: 3/9/06

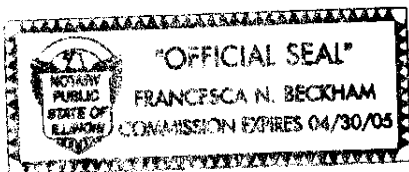
Laird A. Brown
Notary Public



State of Illinois)
)
County of Cook)

I, FRANCESCA BECKHAM, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that CHALRES WALLEs , personally known to me to be the President of *BankFinancial*, F.S.B., formerly known to be **FINANCIAL FEDERAL TSB** and NOREEN DEMARIE , personally known to me to be the Vice President of said corporation whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Asst. Vice President they signed and delivered the said instrument of writing as Vice President and Asst. Vice President of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation and their free and voluntary act, and as the free and voluntary act and deed of the corporation of the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 1ST day of MARCH, 2003



Francesca N. Beckham
Notary Public

This Instrument Prepared by: **BankFinancial, FSB**
After Recording Mail to: Loan Servicing Department
1200 Internationale Parkway
Suite 101
Woodridge, IL 60517