



0316815000

Eugene "Gene" Moore Fee: \$46.50
Cook County Recorder of Deeds
Date: 03/17/2003 09:00 AM Page 1 of 1

SUBORDINATION AGREEMENT

This agreement made this 28th day of March 2003 between SunTrust Mortgage Inc. (Hereinafter referred to as subordinating creditor), and SunTrust Mortgage, Inc. (hereinafter referred to as favored creditor), witnesseth:

That in consideration of subordinating creditor entering into this subordination agreement, favored creditor agrees to lend not to exceed \$157,000 in accordance with that certain agreement dated on 3/28/03, between favored creditor and Kenneth Spatz and Kelly O'Connor (debtor).

In consideration of favored creditor making aforesaid loan to debtor, subordinating creditor agrees that the mortgage (hereafter "mortgage") executed in its favor by debtor, and recorded in the mortgage records of **THE COUNTY OF Cook MORTGAGE DOCUMENT NO. 0020014598** and **RECORDED 1/4/02 IN THE AMOUNT OF \$18,000**, and be subject, inferior, junior, secondary and subordinate to a mortgage which is executed by debtor in favor of favored creditor as security for the aforesaid loan, and that said mortgage and debt in favor of favored creditor shall have priority over said mortgage and debt in favor of subordinating creditor, with respect to the property legally described in the mortgage executed in favor of subordinating creditor described above.

Provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan described above (except that this subordination agreement shall extend to any future advances made for taxes and insurance to protect favored creditor's interest), and provided however, that this Agreement is based upon favored creditor's representation that subordinating creditor will not be reduced to less than a second mortgage position by virtue of executing this Agreement.

SunTrust Mortgage Inc.

STATE OF: Virginia)
)SS:
CITY / COUNTY OF: Richmond)

On this 31 day of March A.D. 2003, before me, a Notary Public in and for said county, Personally appeared Jackie L. Miller, Vice President, to me personally known, who being by me duly sworn did say that they are president and assistant secretary respectively of said corporation, that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation by authority of its board of directors and the said officer acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

[WHEN RECORDED RETURN TO]
NTC -- ATTN: ALAN GRAHAM
2100 ALT. 19 NORTH
PALM HARBOR, FLORIDA 34683
BSTC LOAN NO: 534321A



Notary Public
My Commission Expires December 31, 2006
Notary Expiration