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TCF NATIONAL BANK

Doc#: 0408235158
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/22/2004 11:28 AM Pg: 1 of 4

**SUBORDINATION
AGREEMENT**

PREPARED BY AND AFTER RECORDING MAIL TO:

TCF NATIONAL BANK
800 Burr Ridge Parkway
Burr Ridge, Illinois 60527
Attn: Commercial Loan Department

C.T.I./W

18101507
23060460

This Box For Recorder's Use Only

THIS SUBORDINATION AGREEMENT made this 16th day of April, 2003 between TCF National Bank (hereinafter referred to as "The Lender") and Western Springs National Bank and Trust, not personally but as Trustee U/T/A dated December 6th, 1996 and known as Trust Number 3564 (hereinafter referred to as "Borrowers").

WHEREAS, Borrowers did on the 16th day of April, 2003 executed a Second Mortgage to The Lender, covering the following described property:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

To secure an aggregate indebtedness in the principal amount of Eight Hundred Thousand and 00/100 Dollars (\$800,000.00) evidenced by a promissory note dated April 16th, 2003 (hereinafter, referred to as the "Note").

WHEREAS, the Borrowers have executed a First Mortgage and Assignment of Rents on the premises located at 7315 W. 71st Street, Bridgeview, Illinois (listed as Parcel One on the Mortgage to TCF National Bank of even date) ("Bridgeview Property") in the sum of Six Hundred Fourteen Thousand and 00/100 Dollars (\$614,000.00) dated November 22nd, 2002, and recorded on December 2nd, 2002 as Document Nos. 0021324278 and 0021324279 payable to Hinsdale Bank and Trust Company, and,

WHEREAS, there is presently a Second Mortgage on the Bridgeview Property made by Borrowers payable to Helen Jerbich, her successors and/or assigns to secure payment of Ninety-three Thousand Five Hundred and 00/100 Dollars (\$93,500.00) dated November 22nd, 2002, and recorded on December 2nd, 2002 as Document No. 0021324280.

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WHEREAS, the Borrowers are desirous of obtaining the new First Mortgage to TCF National Bank and paying off the Mortgage and Assignment of Rents to Hinsdale Bank and Trust Company; and

WHEREAS, TCF National Bank as a condition precedent to funding said loan, requires that their loan secured by a First Mortgage, prior and superior to the Second Mortgage of Helen Jerbich, her successors and/or assigns.

NOW, THEREFORE, in consideration of the premises and other valuable consideration, receipt of which is hereby acknowledged;

IT IS HEREBY AGREED:

Helen Jerbich, her successors and/or assigns agrees to subordinate its lien by virtue of its Second Mortgage and Note identified above to the First Mortgage on the Bridgeview property, identified therein as Parcel One, in the amount of \$800,000.00 of TCF National Bank, as a consideration of said subordination, it is further agreed that the Mortgage and Assignment of Rents of Hinsdale Bank and Trust Company will be paid and the lien of said First Mortgage and Assignment of Rents extinguished. And further, that this subordination is as to the lien of TCF National Bank as identified above only and none others.

Further, in the event of non-payment of the Second Mortgage and Note of Helen Jerbich, her successors and/or assigns, Helen Jerbich, her successors and/or assigns shall have all the rights of lien creditors, recognizing, however, the first and prior position of TCF National Bank only.

This agreement shall be binding upon the heirs, administrators, personal representatives, and assigns of the parties hereto.

This instrument was prepared by Ron Bachurek, TCF National Bank, 800 Burr Ridge Parkway, Burr Ridge, Illinois 60527.

By: Helen Jerbich
Helen Jerbich, her successors and/or assigns

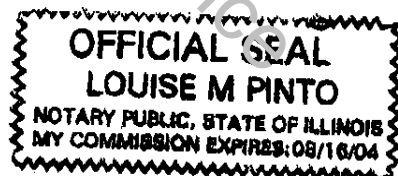
State of Illinois)
)SS
County of LAKE)

I, the undersigned, as Notary Public in and for said County, in the State aforesaid, certify that Helen Jerbich personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 16th day of April, 2003.

My Commission Expires: 8/16/04

Louise M. Pinto
Notary Public



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LEGAL DESCRIPTION

PARCEL ONE:

LOT 83 IN F.H. BARTLETT'S HARLEM AVENUE AND 71ST STREET FARMS IN THE EAST ½ OF THE NORTHEAST ¼, (EXCEPT THE EAST 50.0 FEET THEREOF) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-25-204-033-0000

COMMONLY KNOWN AS: 7315 WEST 71ST STREET, BRIDGEVIEW, ILLINOIS 60455

PARCEL TWO:

LOT 25 (EXCEPT THE EAST 17 FEET THEREOF) AND (EXCEPT THE NORTH 200 FEET THEREOF) IN ROBERT BARTLETT'S WOODLANDS PARK, BEING A SUBDIVISION IN THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-35-309-018-0000

COMMONLY KNOWN AS: 8424 WEST 87TH STREET, HICKORY HILLS, ILLINOIS 60457

PARCEL THREE:

THE SOUTH 100 FEET OF THE NORTH 200 (EXCEPT THE EAST 17 FEET THEREOF) OF LOT 25 IN ROBERT BARTLETT'S WOODLANDS PARK, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT LR 900016, IN COOK, COUNTY, ILLINOIS.

PIN: 18-35-309-017-0000

COMMONLY KNOWN AS: 8635 SOUTH 84TH COURT, HICKORY HILLS, ILLINOIS 60457

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State of Illinois

County of Cook


We certify that this is a true, correct, and accurate copy of the original instrument.

Chicago Title Insurance Company.

BY: 

This instrument was acknowledged before me on 3/18/2004 by

Jenney Bell


Notary Public

