



Creditor: COMMUNITY BANK - WHEATON / GLEN ELLYN
100 N WHEATON AVE
WHEATON IL 60187

Doc#: 0933735150 Fee: \$66.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/03/2009 12:48 PM Pg: 1 of 4

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2905654500

REAL PROPERTY SUBORDINATION AGREEMENT

BORROWER		GRANTOR	
Steven Koppel Allison Koppel		Steven Koppel Allison Koppel	
ADDRESS		ADDRESS	
819 S. Waiola La Grange, IL 60525		819 S. Waiola La Grange, IL 60525	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
(630)742-0466		(630)742-0466	
LENDER: Capital Funding Mortgage Company, LLC			

For valuable consideration, the receipt and sufficiency of which is acknowledged, Creditor and Lender indicated above resolve the priority of their debts and security interests and agree as follows:

1. **CREDITOR'S SECURITY INTEREST.** Creditor owns and holds a Note and related Mortgage, which Mortgage was recorded in Book _____ at Page _____ Filing Date May 8, 2003 Document No. 0313541231 Recorded 05/15/2003 in the office of the Recorder of Cook County, Illinois, encumbering the following described real property, all present and future improvements and fixtures located herein (the "Property"):

LOT 248 IN SPRING GARDENS, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER AND OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.

Address of Real Property: 819 S WAIOLA,
LA GRANGE, IL 60525

Permanent Index Number(s): 18-09-126-005

2. **LENDER'S SECURITY INTEREST AND CONDITION PRECEDENT.** Borrower has requested a \$ 220,000.00 loan from Lender to be secured by a Mortgage on the Property from Grantor in favor of Lender; Lender is only willing to make the loan on condition that Creditor's security interest described in paragraph 1 be subordinated to the Mortgage to be executed in favor of Lender.

Lender's security interest will also secure, without limitation, such additional sums as Lender may advance under the provisions as to future advances, additional sums for the purpose of curing any of Borrower's defaults, interest on principal, and attorneys' fees and costs incurred by Lender in any proceedings arising out of or in connection with Lender's security interest, including proceedings to enforce or foreclose it.

3. **SUBORDINATION OF CREDITOR'S SECURITY INTEREST.** Creditor agrees that its security interest and all of Creditor's rights thereunder shall at all times be inferior and subordinate to the Lender's security interest and Lender's

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rights in the Property.

4. PRIORITY OF SECURITY INTERESTS. The priority of the security interests belonging to Creditor and Lender in the Property will be governed by this Agreement and not by the time or order in which the security interests were created or perfected.

5. WAIVER OF LIMITATIONS. Creditor waives any obligation of Lender to provide Creditor with notice of additional advances or loans, notice of default, notice of acceleration of debt, notice of demand for payment or notice of repossession and the right of Creditor to require Lender to marshal any collateral. In addition, Lender may take or refrain from taking any action (including, but not limited to, making additional advances or loans) with respect to Borrower, any guarantor, or any collateral without notice to or the consent of Creditor and without affecting any of Lender's rights under this Agreement.

6. DOCUMENTATION AND NON-INTERFERENCE. Creditor will not prevent, hinder or delay Lender from enforcing its security interest. Creditor will execute and deliver to Lender such additional documents or other instruments as the Lender may deem necessary to carry out this Agreement.

7. TERMINATION. This Agreement will remain in full force and effect now and forever, despite the commencement of any federal or state bankruptcy, insolvency, receivership, liquidation or reorganization proceeding.

8. EFFECT ON BORROWERS AND THIRD PARTIES. This Agreement will not affect the enforceability and priority of Creditor's and Lender's security interests in the Property and rights against the Borrower, Grantor, or any third party except as set forth herein.

9. REPRESENTATIONS AND WARRANTIES. Creditor represents and warrants to Lender that:

- a. Creditor has not assigned any of its rights or interest in the Property prior to the execution of this Agreement. Creditor shall not assign or transfer to others any claim that Creditor has or may have in the Property while any indebtedness of Borrower to Lender remains unpaid without the express written consent of the Lender;
- b. Creditor has obtained all consent and approvals needed to execute and perform its obligations under this Agreement;
- c. Creditor's execution and performance of its obligations under this Agreement will not violate any court order, Administrative order or ruling, or agreement binding upon Creditor in any manner; and
- d. Creditor has conducted an independent investigation of Borrower's business affairs and was not induced to Lend money or extend other financial accommodations to Borrower or execute this Agreement by any oral or written representation by Lender.

10. ASSIGNMENT. Lender shall be entitled to assign its security interest and its rights and remedies described in this Agreement without notice to Creditor

11. SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon and inure to the benefit of Creditor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legatees, and devisees.

12. SEVERABILITY. If any provision of this Agreement violates the law or is unenforceable, the rest of the Agreement shall remain valid.

13. NOTICE. Any notice or other communication to be provided under this Agreement shall be in writing and sent to the parties at the addresses described in this Agreement or such other address as the parties may designate in writing from time to time.

14. APPLICABLE LAW. This Agreement shall be governed by the laws of the state in which the property is located. Creditor consents to the jurisdiction and venue of any court located in the state in which the property is located in the event of any legal proceeding under this Agreement

15. ATTORNEYS' FEES. Lender will be entitled to collect its attorneys' fees, legal expenses, and other costs in the event of any litigation pertaining to this Agreement.

16. JOINT AND SEVERAL. If there is more than one Creditor, their obligations shall be joint and several under this Agreement. Wherever the context requires, the singular form of any word shall include the plural.

17. INTEGRATION. This Agreement and any related documents represent the complete and integrated understanding between Creditor and Lender pertaining to the terms and conditions of this Agreement.

18. ADDITIONAL TERMS.

Lender acknowledges that Lender has read, understands, and agrees to the terms and conditions of this Agreement.

10-23-2010

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DATED: 10/01/2009

CREDITOR: Community Bank-Wheaton/Glen Ellyn

LENDER:

Capital Funding Mortgage Company, LLC

BY: [Signature]
ANDREW ELLIS

BY: David Augres

TITLE: Sr. Vice President

TITLE: Principal

CREDITOR:

LENDER:

BY: _____

BY: _____

TITLE: _____

TITLE: _____

State of Illinois
County of DeKalb ss.

State of ILLINOIS)
County of COOK) ss.

I, Christa Eastman a notary
Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Andrew Ellis
Personally known to me to be the same person
Whose name subscribed to the foregoing
Instrument, appeared before me this day in person and
Acknowledged that he signed,
Sealed and delivered the said instrument as
Free and voluntary act, for the uses and purposes herein set
Forth.

The foregoing instrument was acknowledged before me
This 17th day of November
By: DAVID AUGRES
As PRINCIPAL OF
CAPITAL FUNDING MTC CO LLC
on behalf of the LENDER.

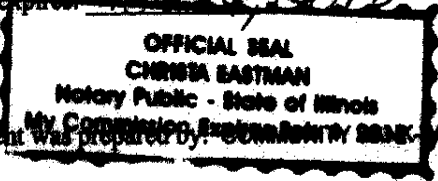
Given under my hand and official seal, this 1st day
Of October

Given under my hand and official seal, this 17th day
of NOVEMBER 2009

Christa Eastman
Notary Public

Notary Public
Commission expires: Ralph Magerkurtz

Commission expires: Feb 4, 2012



This instrument was prepared by: COMMUNITY BANK - WHEATON/GLEN ELLYN

After recording return to Creditor.