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This Document Prepared By And

When Recorded Return To:

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Doc#: 1115147024 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2011 01:52 PM Pg: 1 of 6

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For Recorder's Use Only

SUBORDINATION AGREEMENT

Timothy Kerins ("General Contractor") understands that American Chartered Bank ("Bank") is providing and has agreed to continue to provide certain financing to Overhill Development, Inc., an Illinois corporation; Timothy Kerins, an individual; and Margaret Kerins, an individual (collectively, "Borrower"), pursuant to those certain loan documents dated of even date herewith between the Bank and Borrower and all other financing agreements now or hereafter existing between Bank and Borrower, together with all amendments, modifications, and supplements to any one or more of the foregoing, and together with all renewals, extensions and restatements of any one or more of the foregoing (the "Loan Documents").

General Contractor understands that Bank will only make the financing arrangements enumerated in the Loan Documents available to Borrower, so long as General Contractor executes and delivers this Agreement to Bank. Therefore, in order to satisfy such condition precedent, General Contractor agrees to the following terms and conditions.

1. With respect to that certain real property legally described on Exhibit A, attached hereto and incorporated herein by reference, General Contractor hereby agrees to subordinate, and does hereby subordinate any and all contractors (now existing or hereinafter created) with Borrower (or any party constituting Borrower) (collectively, "Subordinated Contract") as well any part of Borrower's obligations, liabilities and indebtedness which may now or hereafter be owing by Borrower to General Contractor, pursuant to its Subordinated Contract or otherwise and all costs and expenses (including attorneys' fees) owing by Borrower to General Contractor (all of the obligations, liabilities and indebtedness described or to which reference is made in this clause to the payment in full of the Senior Debt (as hereinafter defined). For purposes hereof, "Senior Debt" means all obligations, including, without limitation: (i) principal and interest on loans, advances, accommodations or other extensions of credit by Bank to Borrower now or hereafter made and howsoever evidenced to or on behalf of Borrower, (ii) accrued interest, attorneys' fees and expenses incurred in enforcing Bank's rights in the event of default by Borrower under its obligations to Bank, (iii) all other indebtedness for which Borrower is now or at any time hereafter liable to Bank in any manner, whether primarily or secondarily, absolutely or contingently, directly or indirectly, jointly, severally or jointly and severally, and whether matured or unmatured, including all indebtedness arising directly out of transactions between Borrower and Bank or acquired by Bank outright, conditionally or as collateral security from another person or entity, and (iv) all other "Indebtedness," as that term is defined in the Loan

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Documents (and, in the case of all of the foregoing, any and all renewals and extensions of all or any part thereof). Regardless of whether a default or an event of default (however defined) exists under the Subordinated Contract, General Contractor further agrees not to: (x) accept, retain, request or take any security for the Subordinated Contract without Bank's prior written consent, (y) amend or modify the Subordinated Contract, without Bank's prior written consent, (z) take any action to enforce its rights in any collateral securing payment thereof, unless and until all Senior Debt shall have been paid in full.

2. General Contractor hereby waives any rights it has or may have in the future to require Bank to marshal its collateral, and agrees that Bank may, in addition to other rights hereunder, proceed against its collateral in any order that it deems appropriate in the exercise of its absolute discretion.

3. General Contractor agrees that it will advise each future holder of all or any part of the Subordinated Contract that the Subordinated Contract is subordinated to the Senior Debt in the manner and to the extent set forth herein.

4. General Contractor agrees that it will not at any time directly or indirectly contest the validity, perfection, priority or enforceability of any lien, security interest, encumbrance or claim granted to Bank in or on the assets of the Borrower, and hereby agrees not to hinder Bank or take a position adverse to Bank in the defense of any action contesting the validity, perfection, priority or enforceability of any such liens, security interests, encumbrances or claims. General Contractor further agrees that the provisions of this Agreement shall remain in full force and effect notwithstanding a successful challenge to the validity, perfection, priority or enforceability of all or any of the Senior Debt or the liens and security interests securing the Senior Debt.

5. (a) This Agreement shall be governed by Illinois law. This Agreement contains the entire agreement between General Contractor and Bank with respect to this subject, and may only be modified by a writing signed by both General Contractor and Bank.

(b) Bank's failure to exercise any right hereunder shall not be construed as a waiver of the right to exercise the same or any other right at any other time and from time to time thereafter and such rights shall be cumulative and not exclusive.

(c) Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

(d) This Agreement shall continue in full force and effect until payment in full of the Senior Debt and shall be binding upon General Contractor and its successors and permitted assigns, and shall inure to the benefit of Bank

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and its successors and assigns, including, without limitation, any future holder of all or any part of the Senior Debt, it being expressly acknowledged that Lender's rights under this Agreement may be assigned by Bank in connection with any assignment or transfer of all or any portion of Senior Debt and that each holder of any portion of Senior Debt shall be equally and ratably entitled to the benefits of this Agreement. References herein to the Borrower shall include any successor to, or assign of, the Borrower, including without limitation any debtor-in-possession or trustee for the Borrower in any proceeding under the United States Bankruptcy Code.

(e) This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original hereof and submissible in evidence and all of which together shall be deemed to be a single instrument.

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IN WITNESS WHEREOF, General Contractor has executed this Agreement as of the date first written above.

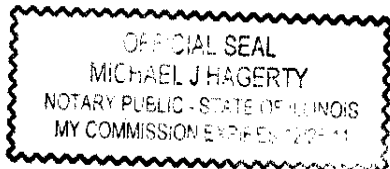
GENERAL CONTRACTOR:

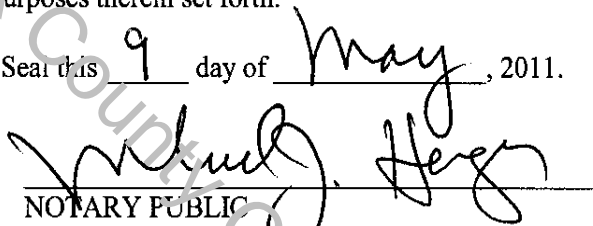

TIMOTHY KERINS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that TIMOTHY KERINS, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged to me that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9 day of May, 2011.




NOTARY PUBLIC
My Commission Expires
12-28-2011

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CONSENT

The undersigned Borrower acknowledges receipt of a copy of the foregoing Subordination Agreement, consents to all of the terms and conditions thereof. In the event of any breach of the provisions of this Agreement, Borrower agrees that, in addition to any other rights and remedies which Bank may have under the documents, agreements and instruments evidencing the financing arrangements, all of the Senior Debt shall, without notice or demand, become immediately due and payable unless Bank shall otherwise elect.

OVERHILL DEVELOPMENT, INC.,
an Illinois corporation

By: _____
Its: _____

TIMOTHY KERINS

MARGARET KERINS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Margaret Kerins, individually, and Timothy Kerins, individually and as the President of **OVERHILL DEVELOPMENT, INC.**, an Illinois corporation, personally known to me to be the authorized signatory as aforesaid, and are the same persons whose names are subscribed to the foregoing instrument as such authorized signatory, appeared before me this day in person and acknowledged to me that they signed and delivered the said instrument as their own free and voluntary act and the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 9 day of May, 2011.



NOTARY PUBLIC

My Commission Expires:
12-28-2011

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EXHIBIT A

LEGAL DESCRIPTION

LOT 33 IN BLOCK 1 IN SUBDIVISION OF BLOCK 5 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 1851 N. Dayton
Chicago, Illinois 60614

Permanent Index No.: 14-32-414-010-0000