

STATE OF ILLINOIS  
COUNTY OF COOK

DLH 39281860-07

SUBORDINATION

WHEREAS, Derrick D. Mitchell, hereinafter referred to as "Borrower", is presently indebted to the U. S. Small Business Administration, an agency of the Government of the United States of America, hereinafter referred to as "SBA", as evidenced by that certain promissory Note executed by said Borrower in favor of SBA dated January 25, 2011, in the original principal amount of \$23,700.00, and that certain First Modification of Note dated July 15, 2011, increasing the principal amount to \$31,100.00; and,

WHEREAS, the said Note and First Modification of Note are secured by, among other things, that certain Mortgage executed by Derrick D. Mitchell, also known as Derrick Mitchell, a single person, in favor of the Administrator of the SBA, dated January 25, 2011, and recorded on March 1, 2011, as Document Number 1106013012, in the Office of the Recorder of COOK County, Illinois; and,

WHEREAS, the said Note and First Modification of Note are also secured by, among other things, that certain Modification of Mortgage executed by Derrick D. Mitchell, also known as Derrick Mitchell, a single person, in favor of the Administrator of the SBA, dated July 26, 2011, and recorded on August 4, 2011, as Document Number 1121631023, in the Office of the Recorder of COOK County, Illinois; and,

WHEREAS, said Borrower is desirous of obtaining an additional loan in an amount not to exceed \$104,040.00 from Bank of America, N.A., hereinafter referred to as "Lender", for the purpose of refinancing Borrower's first Mortgage; and,

WHEREAS, the Lender requires the Borrower to secure said loan with a Mortgage on the real estate described herein below, to wit:

**UNIT NUMBER 'H'-5 IN RONNE TREE CONDOMINIUM NO. 6 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 13 IN SECOND RAUEU'S SUBDIVISION OF THE EAST 407 FEET OF THE SOUTH 1067 FEET OF THE NORTH 1100 FEET OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, MADE BY UNION NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1971 AND KNOWN AS TRUST NUMBER 1698, RECORDED AS DOCUMENT 22794463, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

Assessor Parcel Number: 24-34-113-024-1044

More commonly known as: 12820 SOUTH KENNETH AVENUE, ALSIP, IL 60803

And further requests that SBA subordinate its Mortgage and Modification of Mortgage, as to the above described property only, to that Mortgage having been taken or to be taken by said Lender.

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NOW THEREFORE, in and for good and valuable consideration, and in order to induce said Lender to make said loan to said Borrower, SBA does herewith subordinate its Mortgage and Modification of Mortgage, as to the above described property only, to that Mortgage taken or to be taken by the Lender, which secures said loan.

IT IS EXPRESSLY AGREED AND UNDERSTOOD, HOWEVER, that neither this Subordination, nor anything contained herein shall in any wise alter or affect the validity of the Mortgage or the amendments thereto of SBA first mentioned herein, or the lien on the real estate so subordinated herein, or any of the other collateral securing the indebtedness of the Borrower to the SBA.

IT IS FURTHER EXPRESSLY AGREED AND UNDERSTOOD that this Subordination is to extend only to the amount of the current loan made to the Borrower, for the purpose or purposes expressly set forth herein; and will not be valid for or extend to any future advances by Lender to Borrower, on the Note evidencing Lender's loan. This clause, however, is NOT intended to prevent or inhibit advances by Lender for expenses incidental to the preservation of its collateral, protection of its security interest, collection of its debt, and/or the like.

IN WITNESS WHEREOF, the Administrator has caused this Subordination agreement to be executed by Terry J. Miller, Center Counsel, pursuant to the delegation of authority contained in Delegation of Authority, No. 12-D, Revision 3, Redlegation of Disaster Assistance, published in the Federal Register, Vol. 58, No. 206, page 57891, October 23, 1993.

KAREN G. MILLS, ADMINISTRATOR  
U.S. Small Business Administration

By: Terry J. Miller  
Terry J. Miller, Center Counsel

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned authority in and for the said county and state, on February 25, 2013, within my jurisdiction, the within named Terry J. Miller, who acknowledged that he is Center Counsel, Birmingham Disaster Loan Servicing Center of the U. S. Small Business Administration, and that in said representative capacity he executed the above and forgoing instrument, after first having been authorized so to do.

Brenda F. Melton  
Brenda F. Melton, Notary Public

My Commission expires: May 11, 2013.

This instrument prepared by:  
Terry J. Miller, Center Counsel  
SBA Disaster Loan Servicing Center  
801 Tom Martin Drive, Suite 120  
Birmingham, AL 35211



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## EXHIBIT A, PROPERTY DESCRIPTION

### LEGAL DESCRIPTION

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN VILLAGE OF ALSIP IN THE COUNTY OF COOK, AND STATE OF ILLINOIS AND BEING DESCRIBED IN A DEED DATED 06/19/2008 AND RECORDED 06/23/2008 AS INSTRUMENT NUMBER 0817522046 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

UNIT NUMBER 'H'-5 IN RONNE TREE CONDOMINIUM NO. 6 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 13 IN SECOND RAUEN'S SUBDIVISION OF THE EAST 407 FEET OF THE SOUTH 1067 FEET OF THE NORTH 1100 FEET OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM, MADE BY UNION NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 16, 1971 AND KNOWN AS TRUST NUMBER 1698, RECORDED AS DOCUMENT 22794463, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL NO. 24-34-113-024-1044

COMMONLY KNOWN AS:

**12820 S KENNETH AVE APT H5, ALSIP, IL 60803**