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PREPARED BY: HERITAGE BANK OF SCHAUMBURG 1535 W. SCHAUMBURG ROAD SCHAUMBURG, IL 60194

WHEN RECORDED MAIL TO: HERITAGE BANK OF SCHAUMBURG 1535 W. SCHAUMBURG ROAD SCHAUMBURG, IL 60194 Doc#: 1414247041 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 05/22/2014 12:28 PM Pg: 1 of 2

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MORTGAGE SUBORDINATION AGREEMENT

THIS AGREEMENT is made in s 6th of May, 2014 by Heritage Bank of Schaumburg, ("Subordinating Party"), and is being given to First National Bank of Brookfield, its successors and/or assigns, as their respective interests may appear ("Lender"),

RECITALS

1. LENDER is making a mortgage to:

Marquette Bank, as Trustee under Trust Agreement dated September 6, 2001 and known as Trust Number 15941, ("Borrower") in connection with the acquisition or refinancing of certain premises with a property address of 6049-53 W. 64th Place, Chicago, IL 60638 which premises are described below ("Property"):

THE EAST 60 FEET OF THE WEST 120 FEET OF THE NORTH ½ OT 1.2T 11 IN BLOCK 4 IN FREDERICK W. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTH EAST ¼ OF THE NORTH WEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF 7 TE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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19-20-115-025-0000

- 2. Borrower is the present owner of the Property or will at the time of the making of the 1 oan be the owner of the Property, and has executed or is about to execute a Mortgage in the sum of \$334,500 00 with a loan number of 250 2001 in favor of the Lender.
- 3. Subordinating Party now owns or holds an interest in the mortgagee of the Property pursuant to the provisions of that certain Mortgage and Assignment of Rents dated August 25, 2011 recorded on September 23, 2011 as Document Numbers 1126622038 and 1126622039 respectively, in the County of Cook, State of Illinois in the original amount of \$188,033.68.
- 4. Lender is willing to make such loan to Borrower provided that Lender obtains a first lien on the Property and that the Subordinating Party unconditionally subordinates the lien of its Mortgage to the lien in favor of Lender in the manner hereinafter described.



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NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Subordinating Party, and to induce Lender to make a loan to Borrower, Subordinating Party hereby agrees with Lender that the Mortgage securing the Note in favor of Lender, and any renewals, extensions, or modifications of it, will be and shall remain a lien on the Property and superior to the lien in favor of Subordinating Party in the same manner as if Lender's Mortgage has been executed and recorded prior in time to the execution and recordation of the Subordinating Party's Mortgage.

Subordinating Party further agrees that:

Any future advance of funds or additional debt that may be secured by the Subordinating Party's Mortgage, including, without limitation, additional debt created by any shared appreciation or negative amortization provisions of the Subordinating Party's Mortgage (together, "Future Advances"), shall be subject to the provisions of this Mortgage Subordination Agreement. The Mortgage securing the Note in favor of Lender, and any renewals, extensions, or modifications of it, will be and shall remain a lien on the Property prior and superior to any lien for Future Advances.

This agreement is made under the laws of the State in which the Property is located. It cannot be waived, changed, or terrair ated, except by a writing signed by both parties. This Agreement shall be binding upon Subordinating Party and the heirs, representatives, successor and assigns of Subordinating Party, and shall inure to the benefit of, and shall be enforceable by Lender and its successors and assigns. Subordinating Party waives notice of Lender's acceptance of this Agreement.

IN WITNESS THEREOF, the undersig ieo has caused this instrument to be executed the day and year first written above written.

Heritage Bank of Schaumburg ("Subordinating Party")	College
Gregory M. Ruffolo Its: Executive Vice President	
STATE OF ILLINOIS)) SS	
COUNTY OF COOK)	7,0

On this 6th day of May, 2014, a Notary Public in and for said County, personally appealed to me, Gregory M. Ruffolo personally known to me to be the Executive Vice President of Heritage Bank of Schaumburg, and that foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he acknowledged the execution of said instrument to be the voluntary act and de d of said corporation.

Witness my hand and notarial seal the day and year above written.

Notary Public

My commission expires: 2 - 13 - 17

"OFFICIAL SEAL" LINDA GAEDING Notary Public, State of Illinois My Commission Expires 07-13-2017