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Karen A. Yarbrough
Cook County Clerk
Date: 10/07/2021 08:34 AM Pg: 1 of 3

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by: & Return to:

First Eagle Bank
1040 E. Lake Street
Hanover Park, IL. 60133

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT made this 27th day of September 2021 by and between Rahul V. Shah ("BORROWER"); Rahul V. Shah and Mona R. Shah, husband and wife as tenants by the entirety (collectively known as "GRANTOR"); Sherpa Capital Group, LLC, an Illinois limited liability company ("COMPANY") and First Eagle Bank ("MORTGAGEE" and "LENDER").

WITNESSETH

WHEREAS, COMPANY is indebted to MORTGAGEE in the original principal amount of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$1,450,000.00) pursuant to that certain agreement that governs the note known as Amended and Restated Promissory Note ("NOTE") of COMPANY, dated June 15, 2021 executed by BORROWER, which indebtedness is secured by a certain Mortgage and Assignment of Rents (collectively known as "MORTGAGE") in favor of MORTGAGEE dated April 21, 2015, and recorded on April 24, 2015 as Document Nos. 1511419085 and 1511419086 in the Office of the Recorder of Cook County, Illinois and covering the following real property ("PROPERTY") described as follows:

LOT 254 IN ARTHUR T. MCINTOSH AND COMPANY'S FIRST ADDITION TO GLENVIEW COUNTRYWIDE, BEING A SUBDIVISION OF PART OF SECTIONS 32 AND 33, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C.K.A: 705 ROSEDALE ROAD, GLENVIEW, IL 60025
P.I.N. 04-33-302-028-0000

AND WHEREAS, LENDER has provided or is about to provide BORROWER with financial accommodation in the form of new credit or loan advances in the amount of THREE HUNDRED SEVEN THOUSAND AND 00/100 DOLLARS (\$307,000.00) subject to the condition that MORTGAGEE subordinates its MORTGAGE on the PROPERTY to the Mortgage of Lender in the amount of \$307,000.00 and MORTGAGEE has agreed thereto.

*2127804272 10/5/2021

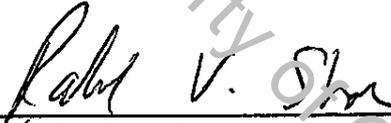
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NOW, THEREFORE, in consideration of the above terms and provisions, the parties agree as follows:

1. MORTGAGEE hereby consents and agrees that its MORTGAGE on the PROPERTY is and shall be subject and subordinate to the lien of the Mortgage of LENDER in the amount of \$307,000.00.
2. This Agreement shall be binding upon and insure to the benefit of the parties' respective successors and assigns.

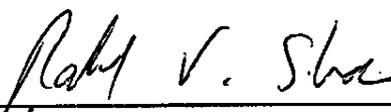
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first written above.

BORROWER:

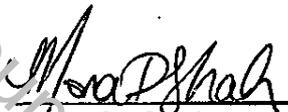


 Rahul S. Shah RVS

GRANTOR:



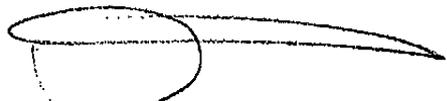
 Rahul S. Shah RVS



 Mona R. Shah

MORTGAGEE:

FIRST EAGLE BANK



 By: Faruk Daudbasic, Senior Vice President

LENDER:

FIRST EAGLE BANK



 By: Faruk Daudbasic, Senior Vice President

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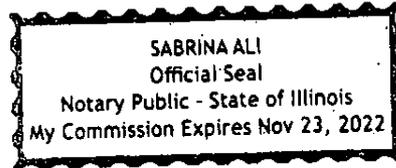
STATE OF ILLINOIS) SS.
COUNTY OF Cook)

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that Rahul V. Shah, personally appeared before me and acknowledged that this document was signed voluntarily and for the uses and purposes set forth therein.

SUBSCRIBED AND SWORN TO before me this 27th day of September, 2021.

[Signature]
Notary Public

My commission Expires: 11/23/2022



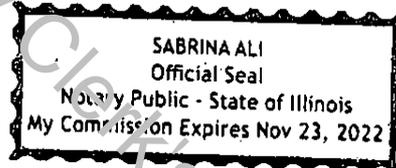
STATE OF ILLINOIS) SS.
COUNTY OF Cook)

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that Rahul V. Shah and Mona R. Shah, personally appeared before me and acknowledged that this document was signed voluntarily and for the uses and purposes set forth therein.

SUBSCRIBED AND SWORN TO before me this 27th day of September, 2021.

[Signature]
Notary Public

My commission Expires: 11/23/2022



STATE OF ILLINOIS) SS.
COUNTY OF)

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that Faruk Daudbasic, Senior Vice President of First Eagle Bank personally appeared before me and acknowledged that he/she signed this document as his/her free and voluntary act and deed as well as that of the corporation he/she represents for the uses and purpose set forth therein.

SUBSCRIBED AND SWORN TO before me this 27 day of September, 2021.

[Signature]
Notary Public

My commission Expires: _____

