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86322629

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is made and given this 28 day of July, 1986, by BANK OF BUFFALO GROVE, an Illinois banking corporation, ("Bank") to FOCUS REAL ESTATE FINANCE CO., a Delaware corporation, ("Focus").

W I T N E S S E T H:

WHEREAS, Bank previously made a loan to Vexcell Development Corporation, formerly known as Vantage Development Corporation ("Borrower"); and

WHEREAS, said loan was evidenced by a Mortgage Note dated April 10, 1986, in the original principal amount of \$460,000.00 and secured by a Mortgage of same date to Bank ("Bank's Mortgage") recorded in Cook County, Illinois, on April 23, 1986, as Document No. 86157775; and

WHEREAS, Focus has agreed to lend Borrower up to the sum of \$296,262.26, but only if Bank will subordinate its loan and interest in the property secured by Bank's Mortgage (the "Property") to the interest of Focus in and to the same property.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank and Focus hereby agree as follows:

Bank does hereby subordinate and make junior the lien of Bank's Mortgage to the lien of that Mortgage dated July 28, 1986, from Borrower to Focus recorded in Cook County, Illinois, on July 29, 1986, as Document No. 86322638, which Mortgage secures a Promissory Note of same date in the principal amount of \$296,262.26. Bank does hereby subordinate and make junior any and all other present or future rights and claims of Bank against Borrower and against the Property (the legal description of which is attached hereto as Exhibit A and made a part hereof) pursuant to aforesaid Mortgage Note and the Bank's

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Mortgage, and shall be subordinate and junior to all advances hereafter made by Focus regardless of whether the aforesaid indebtedness of Borrower to Focus should exceed the principal amount of aforesaid Promissory Note.

IN WITNESS WHEREOF, the undersigned have executed this Subordination Agreement the day and year first above written.

BANK OF BUFFALO GROVE

FOCUS REAL ESTATE FINANCE CO.

BY: [Signature]

BY: [Signature] SENIOR VICE PRESIDENT

ATTEST:

ATTEST:

[Signature] V.P.

[Signature] Asst. Secretary

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, Anna Proberg, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David Curtis and George Miller, personally known to me to be the President and Senior Vice President respectively, of the BANK OF BUFFALO GROVE, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Senior Vice Pres. respectively, of the BANK OF BUFFALO GROVE and they caused the corporate seal of said corporation to be affixed thereto, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of July, 1986.

[Signature]
"OFFICIAL SEAL"
NOTARY PUBLIC ANNA PROBERG
Notary Public, State of Illinois
My Commission Expires 5/12/87

MY COMMISSION EXPIRES: _____

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, [Signature] a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT STEFAN ZATCZAK and JOELS KASANO personally known to me to be the Senior V.P. and Asst. Sec. respectively, of FOCUS REAL ESTATE FINANCE CO., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Senior V.P. and Asst. Sec. respectively, of FOCUS REAL ESTATE FINANCE CO. and they caused the cor-

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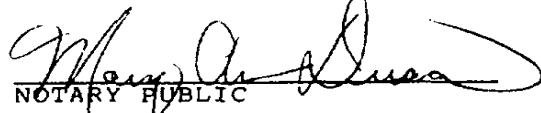
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porate seal of said corporation to be affixed thereto, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29th day of July, 1986.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-24-88

THIS DOCUMENT WAS PREPARED BY: JAMES E. LENTZ
COFFIELD UNGARETTI HARRIS &
SLAVIN
Three First National Plaza
Suite 3500
Chicago, Illinois 60602



PERMANENT REAL ESTATE INDEX NO. - 03-24-100-101

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LEGAL DESCRIPTION READER S1112976

EXHIBIT A

THE NORTH 677 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 40 ACRES (EXCEPTING THEREFROM THE WEST 10 RODS THEREOF, AND THE NORTH 5 ACRES OF THE WEST 230 FEET OF THAT PART OF SAID WEST 1/2 LYING EAST OF THE WEST 10 RODS THEREOF), TOGETHER WITH THE NORTH 1 ACRE OF THE EAST 100 FEET OF THE NORTH 5 ACRES OF THE WEST 230 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 LYING EAST OF THE WEST 10 RODS OF SAID WEST 1/2 OF THE NORTHWEST 1/4 (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTIES, THAT PART OF SAID WEST 1/2 OF THE NORTHWEST 1/4 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 40 ACRES AFORESAID, 132 FEET; THENCE WEST ALONG A STRAIGHT LINE TO A POINT IN THE WEST LINE OF THE NORTH 1 ACRE OF THE EAST 100 FEET OF THE NORTH 5 ACRES OF THE WEST 230 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4; WHICH IS 134.60 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE NORTH ALONG SAID LINE 134.60 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE EAST TO THE PLACE OF BEGINNING), AND EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 677.0 FEET OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 40 ACRES (EXCEPTING THEREFROM THE WEST 10 RODS THEREOF, AND THE NORTH 5 ACRES OF THE WEST 230.00 FEET OF THAT PART OF SAID WEST 1/2 LYING EAST OF THE WEST 10 RODS THEREOF), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER THEREOF; THENCE EAST 281.71 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 44.94 FEET ALONG THE EAST LINE THEREOF; THENCE SOUTHWESTERLY 282.25 FEET TO A POINT ON THE WEST LINE THEREOF WHICH IS 27.86 FEET NORTH OF SAID SOUTHWEST CORNER; THENCE SOUTH 27.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

DEPT-01 RECORDING \$15.25
T#1111 TRAN 0753 07/29/86 15:05:00
#1503 # C * -86-322629
COOK COUNTY RECORDER

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