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SUBORDINATION AGREEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

DEPT-01 RECORDINGS \$25.00
T#9997 TRAN 5310 09/10/92 15:31:00
#8300 # *---92-672467
COOK COUNTY RECORDER

This Agreement is made as of the 27TH day of AUGUST , 1992 ,
FIRST COLONIAL BANK SOUTHWEST
by the F/K/A BURBANK STATE BANK (hereinafter referred to as
"Mortgagee"),

WITNESSETH:

WHEREAS, on JULY 23 , 1992 , SALVATORE ROMANO AND GIOVANNA ROMANO,
(hereinafter collectively referred to as "Borrower") executed a HIS WIFE
(hereinafter referred to as the "Mortgage" to
Mortgagee encumbering the real property described as follows:

LOT 28 IN OLSICK AND GAW ADDITION TO PALOS HILLS, A SUBDIVISION IN THE NORTH
1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

and certain fixtures and personal property described in the
Mortgage (such real and personal property and fixtures, any and
all leases, rents, issues, profits and contracts relating thereto
being hereinafter referred to as the "Property"), to secure a
promissory note in the original principal sum of FIFTY-SIX THOUSAND
AND NO/100----- (\$56,000.00***) Dollars, recorded in COOK
County, Illinois as document number 92575548 ; and

WHEREAS, a loan is being made to Borrower by FIRST COLONIAL BANK SOUTHWEST
F/K/A BURBANK ("Lender") in the original principal amount of
STATE BANK EIGHTY THOUSAND AND NO/100----- (\$**80,000.00***)
Dollars (the "Loan"); and

WHEREAS, Lender requires as a condition of the Loan, that
Mortgagee subordinate the Mortgage, together with all other
documents now or hereafter evidencing, securing or otherwise
relating to any of the obligations secured or to be secured by
the Mortgage, to the documents evidencing and securing the "loan
from Lender so that such documents shall create a lien upon the
Property superior to the Mortgage and the indebtedness thereby
secured;

NOW, THEREFORE, Mortgagee, for good and valuable consideration,
the receipt and sufficiency of which are hereby acknowledged,

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hereby agrees, notwithstanding any provision of the Mortgage or any instrument or document relating thereto, that the lien of the Mortgage and all rights of Mortgagee in and to the Property, including but not limited to any and all interest, rights powers and remedies arising under or by virtue of the Mortgage, or any and all other instruments now or hereafter evidencing, securing or otherwise relating to any of the obligations expressly subordinate to, and does hereby subordinate and declare to be subordinate the lien of the Mortgage and the aforesaid interests, rights, powers and remedies to (i) the lien of the (the "Security Instrument"), the Security Instrument to be filed for record contemporaneously with this Agreement in the records of COOK County, ILLINOIS, (ii) the indebtedness secured by the Security Instrument, including without limitation, all sums or debts now or hereafter secured thereby, and all interest accrued or to accrue on any of such indebtedness, (iii) all other loan documents executed in connection with the Loan, and (iv) any modifications, amendments, renewals, replacements and alterations of the Security Instrument or the note or notes secured thereby. Mortgagee further agrees that in the event of default under the Mortgage or default under the Security Instrument and the foreclosure by Mortgagee or Lender under their respective security instruments, all right, lien and claim of Mortgagee in and to the Property under the Mortgage shall be subordinate to and payable only following complete satisfaction of all right, lien and claim of Lender in and to the Property under the Security Instrument.

Mortgagee hereby acknowledges that Lender shall rely upon this Agreement in extending the Loan which shall be secured by the Security Instrument, and that Lender shall have been induced to extend the Loan by the representations and agreements made by Mortgagee herein.

This Agreement shall be construed in accordance with the laws of the State of Illinois.

Mortgagee

By [Signature]
Its: OFFICER

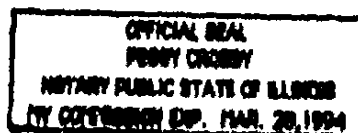
Attest: [Signature]
Its: ASSISTANT CASHIER

This instrument prepared by:
Sheri L. Cousineau
First Colonial Bank Southwest
5440 West 87th Street
Burbank, Illinois 60459

Sworn to and subscribed before
me this 27TH day of AUGUST, 1992.

[Signature]
Notary Public

My Commission Expires:



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