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EX 15

MISSFEIS

SUBORDINATION OF MORTGAGE

WHEREAS, FIRST COLONIAL BANK OF LAKE COUNTY is the holder of a Note in the amount of \$ 22,000.00 secured by Mortgage executed by Ronald L. Williams, married to Bonnie J. Williams dated April 12, 1991 and recorded in the Recorder's Office of Cook County on May 10, 1991 as Document Number 91223527 encumbering the following parcel in Cook County, Illinois, legally described as:

259

UNIT NUMBER 3-C IN CHESTNUT PLACE OF ARLINGTON HEIGHTS CONDOMINIUM, ARLINGTON HEIGHTS, ILLINOIS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

PARCEL I:
THE WEST 295.91 FEET OF THE EAST 328.91 FEET OF THE EAST 1/2 OF THE WEST 718 FEET (EXCEPT THE SOUTH 2300 FEET THEREOF) OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY LINE OF RAND ROAD (EXCEPTING THEREFROM THAT PART OF WALNUT AVENUE, TECHNY ROAD AND CHESTNUT AVENUE, ALL DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 86-250,816, AND EXCEPTING THEREFROM THAT PART LYING NORTHERLY OF TECHNY ROAD AS DEDICATED BY DOCUMENT NUMBER 86-150,816), IN COOK COUNTY, ILLINOIS.

PARCEL II:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, LYING SOUTHEAST OF THE SOUTHEASTERLY LINE OF TECHNY ROAD, DEDICATED FOR ROAD PURPOSES, PER DOCUMENT NUMBER 86-250,816, AND LYING SOUTHWEST OF THE SOUTHWESTERLY LINE OF RAND ROAD, DEDICATED FOR ROAD PURPOSES PER DOCUMENT NUMBER 12,593,022, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM MADE BY SHA DEVELOPMENT, INC., AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON MARCH 23, 1988 AS DOCUMENT 88,120,303, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACES COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY AS MAY BE AMENDED FROM TIME TO TIME.

PIN: 03-18-401-129-10131992 001 27 PM 2:11 92796113

Commonly known as: 325 W. Ivy Lane, Unit 3-C, Arlington Heights, IL 60004

WHEREAS, Firststar Home Mortgage Corporation is the holder of a Note in the amount of \$ 81,700.00 secured by a Mortgage executed by Ronald L. Williams, married to Bonnie J. Williams dated October 20, 1992 and recorded in the Recorder's Office of Cook County on _____ as Document Number _____ also encumbering the above parcel.

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WHEREAS, in order to induce Firststar Home Mortgage Corporation to extend the financial accommodations as described above, First Colonial Bank of Lake County is willing to subordinate its Mortgage to that of Firststar Home Mortgage Corporation.

NOW THEREFORE, in consideration of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FIRST COLONIAL BANK OF LAKE COUNTY does hereby subordinate its mortgage noted above to that of Firststar Home Mortgage Corporation also noted above. FIRST COLONIAL BANK OF LAKE COUNTY does further covenant and agree that the lien of its Mortgage securing the same parcel described above shall be and remain at all times junior to the Mortgage to Firststar Home Mortgage Corporation, its successors and/or assigns.

IN WITNESS WHEREOF, FIRST COLONIAL BANK OF LAKE COUNTY has duly executed this Subordination of Mortgage on this 16th day of October, 1992.

FIRST COLONIAL BANK OF LAKE COUNTY

By: Nancy J. Hautop
Nancy J. Hautop, Vice President

Attest: Janice K. Neubauer
Janice K. Neubauer
Commercial Banking Officer

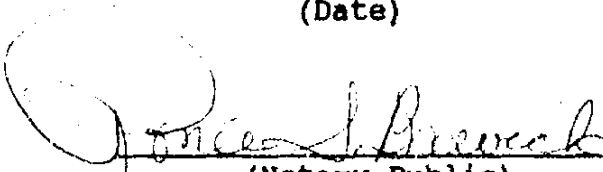
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STATE OF ILLINOIS
COUNTY OF LAKE

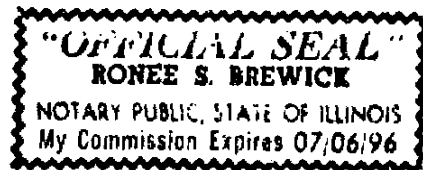
I, Notary Public in and for said County, in the State aforesaid, do hereby certify that Nancy J. Hautop, Vice President and Janice K. Neubauer, Commercial Banking Officer who is/are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of FIRST COLONIAL BANK OF LAKE COUNTY, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal October 16, 1992
(Date)


(Notary Public)

Prepared by and
Mail to:

Ronée S. Brewick
First Colonial Bank of Lake County
850 North Milwaukee Avenue
Vernon Hills, Illinois 60061-1548



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