

Prepared By and Return To:
Deborah J. Kramer, Esq.
Heinrich & Kramer, P.C.
205 W. Randolph St., Suite 1750
Chicago, Illinois 60606

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SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT ("Agreement") made this 30th day of December, 1991, from JAMES R. TRUMBULL, SR. and CONNIE S. TRUMBULL, his wife (collectively "Tenant") whose mailing address is 2314 River Road, River Grove, Illinois, in favor of AFFILIATED BANK, an Illinois corporation, ("Mortgagee") whose mailing address is 3044 Rose Street, Franklin Park, Illinois 60131;

W I T N E S S E T H:

WHEREAS, Boguslaw Wozniak, Alfred E. Kaczmarek and Maria Danuta Kaczmarek (collectively "Landlord"), is the owner and holder of fee simple title in and to certain real property (the "Premises") situated in Cook County, Illinois, legally described in Exhibit "A" attached hereto and by this reference made a part thereof; and

WHEREAS, Landlord together with Henryka Wozniak and Iwona Kaczmarek (collectively the "Maker") have made, executed and delivered to Mortgagee one certain Promissory Note (the "Note") of even date herewith, in the original principal amount of Two Hundred Fifty Thousand and No/100ths Dollars (\$250,000.00) secured by a Mortgage from the Landlord (the "Mortgage") on the Premises of even date with the Note; and

WHEREAS, Landlord and Tenant have entered into that certain lease of a portion of the Premises dated December, 1991 together with all amendments thereto, if any (collectively the "Lease"); and

WHEREAS, to induce Mortgagee to disburse the proceeds of the Note secured by the Mortgage to Maker Tenant agrees to subordinate its interest under the Lease to the lien of Mortgagee's Mortgage.

NOW THEREFORE, in consideration of good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Tenant, intending to be legally bound hereby, covenants and agrees as follows:

1. The preamble hereof is incorporated by this reference into the main body of this Agreement.
2. The Lease is hereby made subject and subordinate to the lien of the Mortgage and to all the terms, conditions and provisions thereof including but not limited to the rights of Mortgagee under the Mortgage relating to the disposition of proceeds of insurance policies and relating to the disposition of awards in any eminent domain proceeding, to all advances made or to be made thereunder, and to any renewals, extensions, modifications or replacements of the Mortgage or any other documents evidencing or securing the indebtedness under the Note.
3. This Agreement shall inure to the benefit of Mortgagee and shall be binding upon Tenant, and their respective heirs, personal representatives, successors and assigns.
4. This Agreement shall be governed by and construed in accordance with the laws of the state of Illinois.


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IN WITNESS WHEREOF, the Tenant has caused this Agreement to be duly executed the day and year first above written.



JAMES R. TRUMBULL, SR.


CONNIE S. TRUMBULL

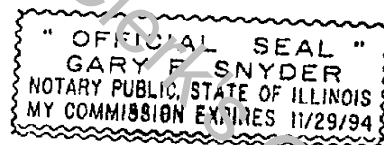
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Gary R. Snyder, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that JAMES R. TRUMBULL, SR. and CONNIE S. TRUMBULL, who is 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 severally acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 30th day of December A.D. 1991.


Notary Public

My Commission Expires: 11-29-94



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 150 FEET OF THE NORTH 480 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR FIFTH AVENUE BY DOCUMENT 26906294) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN N. TRUMBULL'S BELDEN AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 150 FEET OF THE NORTH 480 FEET OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 19, 20, 21 AND 22 IN NORTH TRUMBULL'S BELDEN AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 150 FEET OF THE NORTH 480 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF MEDILL AVENUE LYING NORTH AND ADJOINING LOTS 19, 20, 21, AND 22 BETWEEN THE WESTERLY LINE OF LOT 19 EXTENDED NORTH, AND THE EAST LINE, OF LOT 22 EXTENDED NORTH, IN NORTH TRUMBULL'S BELDEN AVENUE SUBDIVISION OF THE EAST 1/2 OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 (EXCEPT THE SOUTH 150 FEET OF THE NORTH 480 FEET OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF THE NORTH WEST 1/4) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS ORIGINALLY RECORDED ON MAY 24, 1949 UNDER DOCUMENT NUMBER 14558281 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ALL BEING LOCATED IN THE VILLAGE OF RIVER GROVE, COOK COUNTY, ILLINOIS.

PARCELS 2 THROUGH 4 ALSO LEGALLY DESCRIBED AS: ALL OF LOTS 1, 19, 20, 21 AND 22 INCLUDING THAT PART OF MEDILL AVE. (VACATED AS PER DOC. 26862700 DATED 11-14-83) LYING BETWEEN THE WEST LINE AS EXTENDED NORTH FROM THE N.W.X. OF LOT 19 TO THE NORTH LINE OF MEDILL AVE. AND THE EAST LINE AS EXTENDED NORTH FROM THE N./E.X. OF LOT 22 TO THE NORTH LINE OF MEDILL AVE. IN NORTH TRUMBULL'S BELDEN AVENUE SUBDIVISION OF THE EAST HALF OF THE SOUTH 330 FEET OF THE NORTH 660 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THE SOUTH 150 FEET OF THE NORTH 480 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.:

12-35-102-004-0000; 12-35-102-009-0000; 12-35-102-010-0000
12-35-102-011-0000; 12-35-102-012-0000; 12-35-102-024-0000

COMMON ADDRESS: 2314 RIVER ROAD, RIVER GROVE, ILLINOIS

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