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SUBORDINATION AGREEMENT

NOW COMES CCC GENERAL CONTRACTING COMPANY, (hereinafter "CCC"), and TCF BANK ILLINOIS, FSB, (hereinafter "TCF"), by their officers and agents as set forth below, and,

WHEREAS, CCC is the owner and holder of a certain Mortgage dated January 19, 1993 and recorded February 11, 1993 as Document No. 93-114330, made by Chicago Title Insurance Company, as Trustee u/t/a No. 1096240 to CCC to secure an indebtedness in the principal sum of \$39,000.00; and,

WHEREAS, TCF is the owner and holder of three (3) certain mortgages, one of which was dated May 24, 1991 and recorded June 3, 1991 as Document No. 91-264710 made by Chicago Title & Trust Company, As Trustee u/t/a No. 1096240 to Peerless Federal Savings Bank to secure an indebtedness in the principal sum of \$193,000.00, the second of which was dated May 24, 1991 and recorded June 4, 1991 as Document No. 91-266575 made by Chicago Title & Trust Company, As Trustee u/t/a No. 1096240 to Peerless Federal Savings Bank to secure an indebtedness in the principal sum of \$195,000.00, and the third of which was dated May 24, 1991 and recorded June 3, 1991 as Document No. 91-263697 made by Chicago Title & Trust Company, As Trustee u/t/a No. 1096240 to Peerless Federal Savings Bank to secure an indebtedness in the principal sum of \$195,000.00; and,

WHEREAS, in order to consolidate and provide for the re-finance of the aforesaid mortgages now held by it, TCF has agreed to release these mortgages upon execution of a single mortgage made by Chicago Title & Trust Company, As Trustee u/t/a No. 1096240, dated August 30, 1993 and recorded September 24, 1993 as Document No. 93-768618 to secure a note in the principal sum of \$574,000.00, PROVIDED that upon recording the lien and interest of TCF would be a first and prior mortgage to all other liens excepting general real estate taxes; and

WHEREAS, a search of the title to the subject real estate has revealed that the mortgage of CCC dated January 19, 1993 and recorded February 11, 1993 as Document No. 93-114330, made by Chicago Title Insurance Company, as Trustee u/t/a No. 1096240 to CCC to secure an indebtedness in the principal sum of \$39,000.00, if not otherwise subordinated to the lien and interest of TCF, may constitute a first and prior mortgage lien; and

WHEREAS, the aforesaid mortgage debt of TCF made by Chicago Title & Trust Company, As Trustee u/t/a No. 1096240, dated August 30, 1993 and recorded September 24, 1993 as Document No. 93-768618 to secure a note in the principal sum of \$574,000.00 has been reduced to \$170,858.19 as of December 22, 1993;

BOX 333

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FEB 23 1994

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NOW THEREFORE, does CCC and TCF agree that, in consideration of mutual covenants and other good and valuable consideration, receipt of which is hereby acknowledged, CCC, in order to induce the TCF to consolidate and provide for the refinancing of its first mortgages aforesaid and record its releases there of, hereby does agree that all liens, interests, claims and demands which CCC now has or may hereafter have or acquire by virtue of a certain Mortgage dated January 19, 1993 and recorded February 11, 1993 as Document No. 93-114330, made by Chicago Title Insurance Company, as Trustee u/t/a No. 1096240 to CCC to secure an indebtedness in the principal sum of \$39,000.00, are subordinate and inferior to the lien and interest of TCF by virtue of that mortgage made by Chicago Title & Trust Company, as Trustee u/t/a No. 1096240, dated August 30, 1993 and recorded September 24, 1993 as Document No. 93-768618 to secure a note in the principal sum of \$574,000.00.

This agreement shall be binding upon the executors, administrators, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be duly executed the 2nd day of February, 1994.

CCC GENERAL CONTRACTING COMPANY

By: [Signature]

TCF ~~XXXXXX~~

By: [Signature]
Michael E. May

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JUDY ANNE POLIVERA, a notary public in and for the said county and state aforesaid, do hereby certify that RICHARD FANSLAND personally known to me to be the assistant vice president of CCC GENERAL CONTRACTING COMPANY, a corporation existing under the laws of the STATE OF ILLINOIS and [Signature], personally known to me to be the assistant secretary of said corporation, and personally known to me to be the same persons whose names are subscribed in the foregoing instrument appeared before me this day in person and severally acknowledged that as such assistant vice president and

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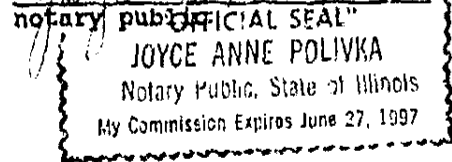
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assistant secretary, they signed and delivered the said instrument in their capacity as such officers of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 13 day of JANUARY, 1994.

commission expires: _____

STATE OF ILLINOIS) SS
COUNTY OF COOK)

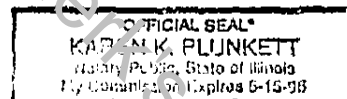


I, Karen K. Plunkett, a notary public in and for the said county and state aforesaid, do hereby certify that Er. [unclear], personally known to me to be the assistant vice president of TCF a corporation existing under the laws of the STATE OF MINNESOTA and Michael E. May, personally known to me to be the ~~assistant secretary~~ *Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed in the foregoing instrument appeared before me this day in person and severally acknowledged that as such assistant vice president and assistant secretary, they signed and delivered the said instrument in their capacity as such officers of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 2nd day of February, 1994.

commission expires: 5-15-96

Karen K. Plunkett
notary public



THIS DOCUMENT PREPARED BY:

and mail to:

Steven B. Boshaw
McBride, Baker & Coles
40th Floor - Northwestern Atrium
500 West Madison Street
Chicago, Illinois 60661-2511
(312) 715-5880

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BOX 333

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STREET ADDRESS: 391 INLAND DR.
CITY: WHEELING
TAX NUMBER:

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COUNTY: COOK

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NUMBER 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 697.88 FEET EAST AND 470.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 56.41 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 39.94 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 4.18 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST 5.00 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 1.07 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 9.11 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 43.55 FT; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 53.46 FEET; TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 391 INLAND DRIVE, WHEELING, ILLINOIS

PARCEL 2: THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 697.88 FEET EAST AND 470.19 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 5.37 FEET TO AN INTERSECTION WITH A LINE 90.00 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1, AFORESAID; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 5.27 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 4.19 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 26.83 FEET TO AN INTERSECTION WITH A LINE 90.00 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1, AFORESAID; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 5.54 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 55.90 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 8.91 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 34.36 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 56.41 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

(CKA: 393 INLAND DRIVE, WHEELING, IL)

PARCEL 3: THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NUMBER 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 779.92 FEET EAST AND 420.57 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1, AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 30.46 FEET, THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST TO AN INTERSECTION WITH A LINE 90.00 FEET, MEASURED AT

(CONTINUED)

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STREET ADDRESS: 391 INLAND DR.
CITY: WHEELING
TAX NUMBER:

COUNTY: COOK

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LEGAL DESCRIPTION:

RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1, AFORESAID; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 54.11 FEET; THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST, 26.88 FEET; THENCE SOUTH 35 DEGREES 08 MINUTES 14 SECONDS WEST, 14.38 FEET; THENCE SOUTH 80 DEGREES 52 MINUTES 32 SECONDS WEST, 3.00 FEET; THENCE SOUTH 35 DEGREES 08 MINUTES 12 SECONDS WEST, 14.38 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 395 INLAND DRIVE, WHEELING, ILLINOIS

PARCEL 4: PERPETUAL EASEMENT FOR INGRESS AND EGRESS, PARKING AND UTILITIES FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS CREATED BY INSTRUMENT DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88253526.

PARCEL 5: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT 24666972.

PARCEL 6: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 CREATED BY DEED DATED NOVEMBER 10, 1981 AND RECORDED ON NOVEMBER 12, 1981 AS DOCUMENT NUMBER 26056227 AND BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 25806847, 25806846, AS AMENDED BY DOCUMENT NUMBERS 88253527, AND FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY DOCUMENT NUMBERS 88253528 AND 89608946.

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