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SUBORDINATION AGREEMENT (REAL ESTATE)

94332345

This Subordination Agreement is made this 7th day of April, 1994, by Royal American Bank (hereinafter referred to as "Prior Party").

WHEREAS, Prior Party is the owner and/or holder of the following lien documents and of the Note evidencing the indebtedness secured thereby:

Mortgage dated April 7, 1994 to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, made by David E. Babiarez and Barbara Babiarez, to secure an indebtedness in the amount of \$300,000.00, to Prior Party covering the real estate described in Exhibit "A" attached hereto ("Property").

All of which aforescribed documents are herein after referred to as the "Prior Party Loan Documents".

WHEREAS, Prior Party has agreed with Royal American Bank ("Bank") that the Prior Party Loan Documents shall be subordinated to the lien of the Bank evidenced by the liens and encumbrances hereafter referred to.

NOW, THEREFORE, for the value received, Prior Party, for itself, its successors and assigns, hereby subordinates the lien of the Prior Party Loan Documents and the indebtedness secured thereby in all respects to the lien created by the following documents relating to the Property and the indebtedness secured thereby in favor of the Bank:

Mortgage dated April 7, 1994 to be recorded in the Office of the Recorder of Deeds of Cook County, Illinois, made by David E. Babiarez and Barbara Babiarez, in favor of the Bank to secure an indebtedness in the amount of \$300,000.00, covering the real estate described in Exhibit "A" attached hereto ("Property"). Doc #

This Agreement shall be binding upon the Prior Party, its successors and assigns and shall enure to the benefit of the Bank and its successors and assigns.

This Agreement May not be modified except in writing and such modification must be signed and acknowledged by Bank.

This Agreement has been executed as of the day and year first above written.

Royal American Bank

By: *Chad Coetzee*

ATTEST:

By: *Marionel A. Beckwith*
Its: Mortgage Banking Officer

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STATE OF ILLINOIS)

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) SS

COUNTY OF *DeKalb*)

I, *Vivian A. Slaga*, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that *Philip Kestner* and *Margaret Beckwith* personally known to me the same persons whose names are subscribed to in the foregoing instruments, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this *11th* day of *Apr. 1*, 19*94*.

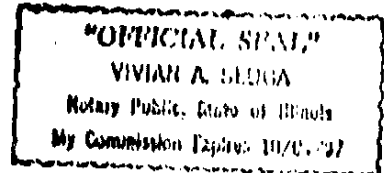
Vivian A. Slaga
Notary Public

My Commission Expires:

Document Prepared by: *Margaret Beckwith*

To Be Returned to:

Royal American Bank
1604 Colonial Pkwy
Inverness IL 60067



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Property of Cook County Clerk's Office

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• DEPT-01 RECORDING 425.00
• 180000 FROM 2019 06/18/96 13129100
• 04240 0 M 074 - 0528214405
• COOK COUNTY RECORDER

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EXHIBIT "A" 1052010

LOT 6 IN DIOR'S RESUBDIVISION OF LOTS 15 THROUGH 20 (INCLUSIVE) OF GLENCREST OF INVERNESS, UNIT 1, A SUBDIVISION OF THE EAST 1091.14 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 AND OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 02-07-304-012

COMMONLY KNOWN AS: 1035 GLENCREST DRIVE
INVERNESS, ILLINOIS 60010

Property of Cook County Clerk's Office

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