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SUBORDINATION AGREEMENT (REAL ESTATE)

This Subordination Agreement is made this 25th day of APRIL, $\frac{1}{3}$ 1996.

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

Mortgage (or Trust Deed) dated APRIL 4, 1993, and recorded MAY 17, 1993, in the Office of the Recorder of Deeds of COOK County, Jilinois, as Document No. 93366747, made by ERIC P. SIMMONS and TERRIE SIMMONS, his wife, to Prior Party covering the real estate described in Exhibit "A" attached hereto ("Property").

All of which aforedescribed documents are because.

All of which aforedescribed documents are hereinafter referred to as the "Prior Party Loan Documents".

WHEREAS, Prior Party has agreed with MVR MORTGAGE FINANCE COMPANY ("Bank") that the Prior Party Loan Documents shall be subordinated to the lien of the Bank evidenced by the liens and rencumbrances hereafter referred to.

NOW, THEREFORE, for 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 , 199 , made by ERIC P. SIMMONS and TERRIE SIMMONS, his wife, in favor of Bank and recorded on , 199 in the Office of the Recorder of Deeds of COOK County, Illinois, as Document No.

Further, Prior Party agrees not to commence foreclosure of its liens and/or security interests or take any other action to force the sale of the property legally described above unless Bank has commenced to foreclose its lien and/or its security interest in said property. This Agreement shall be binding upon the Prior Party, its successors and assigns and shall enurs 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.



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

	PRIOR PARTY:
ATTEST:	Smith Rothehild Finila
Time Wineland	BY: Willahum
STATE OF 1M THOIS)	SS
COUNTY OF COOK	CRIA, a Notary Public in and
for said County in the the above-referred-to individual same persons whose national instrument, appeare acknowledged that they	State aforesaid, DO HEREBY CERTIFY that iduals, personally known to me the mes are subscribed to in the foregoing doffore me this day in person and signed and delivered said instrument as ary act for the uses and purposes therein
CIVEN under my has	ad and Notarica Seal this 1744 day of
"OFFICIAL SEAL" HELENA CZAJA Notary Public, State of Illinois Ny Commission Expires 5. 16.98	My Commission Expires:
Document Prepared by:	Sherwood M. Zwirn 910 Skokie Blvd., Suite 114 Northbrook, Illinois 60062
To Be Returned to:	
Above address	DEFT-01 RECORDING 123.00 T40012 TRAN 1161 07/01/96 13:29:00 +6509 + DT N-96-504909 DEFT-10 FRANTY RECORDER

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