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SUBORDINATION AGREEMENT

This Agreement is made and entered on this 19th day of July, 1996 by and between LaSalle Bank NI the subordinating lender and Judy A. Ippel, as Trustee under Declaration of Trust Dated December 9, 1987, the Borrower.

WHEREAS, LaSalle Bank NI is the owner and holder of a note from the Borrower dated January 16, 1996 in the principal amount of \$4,210,000.00, the repayment of which is secured by a MORTGAGE, and the property described therein, recorded January 19, 1996 as Document #96049154, recorded in Cook County; and

WHEREAS, The Mid-City National Bank of Chicago proposes to make a loan to the Borrower in the principal amount of \$200,000.00; and

WHEREAS, The Mid-City National Bank of Chicago has agreed to make said loan to the Borrower provided its security interest, evidenced by the Note dated July 19, 1996 and MORTGAGE dated July 19, 1996, recorded as Document # _____ in the Cook County Recorder's Office on _____, shall be superior to the lien, right, title and interest of LaSalle Bank NI with respect to the property, and LaSalle Bank NI is willing to subordinate its interest to that of The Mid-City National Bank of Chicago of the terms and conditions provided herein below.

NOW THEREFORE in consideration of the within premises the parties contract, covenant and agree as follows:

1. LaSalle Bank NI shall cause, and does hereby cause, its security interest in the above described property to be subject and subordinate to the security interest of The Mid-City National Bank of Chicago in the amount not to exceed the principal sum of \$200,000.00 together with all earned interest, any advances to pay taxes, insurance or to repair, maintain, or preserve the improvements to the property, and the cost of collection (including attorney's fees). It is further provided that any reduction in the principal amount of the loan subordinated hereto by LaSalle Bank NI constitutes a commensurate reduction in this subordination to the extent that the subordination applies to the principal amount.

2. LaSalle Bank NI agrees that it shall not accelerate the maturity of the Borrower's note or to initiate any proceedings against the Borrower to foreclose under its MORTGAGE without first furnishing The Mid-City National Bank of Chicago with a duplicate copy of the notice of default and acceleration, and further agrees to give The Mid-City National Bank of Chicago thirty (30) days notice, from date of acceleration, to cure such defaults.

3. In no event shall The Mid-City National Bank amend or modify its note and MORTGAGE, subordinated hereto by LaSalle Bank NI without the prior written consent of LaSalle Bank NI.

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This instrument shall expire and become null and void upon payment in full of the aforementioned NOTE from Borrower to The Mid-City National Bank of Chicago.

5. This agreement is expressly limited in application to the loan herein described, and priority is retained as against all other instruments or liens. The MORTGAGE held and owned by LaSalle Bank NI shall remain otherwise in full force and effect.

6. This subordination agreement shall supersede and cancel all previous subordinations concerning the above-described loans unless otherwise provided herein.

WITNESS the hand and seal of the undersigned the day and year first above written.

Richard Jankiewicz
The Mid-City National Bank of Chicago
Asst. Vice President
Title

By: Richard Jankiewicz
LaSalle Bank NI
Vice President
Title

23.50 / 22.00
11

State of Illinois)

County of Cook)

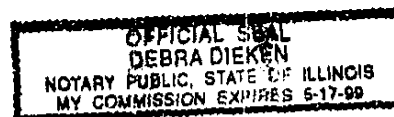
DEPT-01 RECORDING \$25.50
TRAK 5705 08/05/96 12:37:00
#1917 # C.J. # -96-596732
COOK COUNTY RECORDER
DEPT-10 PENALTY \$22.00

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard Jankiewicz, personally known to me to be the same person whose name is subscribed in the foregoing instrument appeared before me in person, and acknowledged that he, being duly authorized, signed and delivered said instrument as the free and voluntary act for the uses and purposes set forth.

Given under my hand and notarial seal, the 15th day of July, 1996.

Debra Dieken
Notary Public

My Commission Expires 5/12/99



LAND TITLE GROUP, INC. 7/19/96 36596732-075176 (CS)

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State of Illinois)

County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Book
S. Viana, personally known to me to be the same person whose name is subscribed in the foregoing instrument appeared
before me in person, and acknowledged that he, being duly authorized, signed and delivered said instrument as the free and
voluntary act for the uses and purposes set forth.

Given under my hand and notarial seal, the 23 day of July, 1996.

Ana L. Fernandez
Notary Public

My Commission Expires 10/05/98.

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (773) 399-3000 FAX: (773) 399-3001
WWW.COOKCOUNTYCLERK.COM

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 3, 4, AND 5 IN R.R. CLARK'S ADDITION TO LAKE VIEW SOUTH WEST QUARTER AND A PART OF NORTHWEST QUARTER OF LOT 1 IN BICKERDIKE'S AND STEELE'S SUBDIVISION INCLUDING A PART OF SUB-LOT 25 OF VON WAGEMEN'S SUBDIVISION OF NORTHWEST QUARTER OF SAID LOT 1 IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 6 AND 7 AND THAT PART OF LOT 47 LYING WEST OF THE EAST LINE OF SAID LOT 7 EXTENDED SOUTH TO THE SOUTH LINE OF LOT 47 IN CLARKE'S ADDITION TO LAKE VIEW IN BRICKERDIKE AND STEELE'S SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3133 North Briar Street
Chicago, Illinois 60614

P.I.N.: 14-28-104-001
14-28-104-002
14-28-104-003

Prepared by: Box 45



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