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SUBORDINATION AGREEMENT

COOK COUNTY RECORDER

THIS AGREEMENT, made this day of 1996, by and among JOANNE JONES, a single person, whose address is 145 W. 125th Street, Chicago, Illinois 60628, hereinafter referred to as ("Jones"), STANDARD FEDERAL BANK, a federal savings bank, formerly known as Bell Federal Savings and Loan Association, whose address is 2600 West Big Beaver Road, Troy, Michigan 48084 ("Standard Federal"), and TRANSAMERICA FINANCIAL SERVICES, INC., a ___ Corporation, whose address CALIFORNIA is III Crossroads of Commerce, Suite 320, Rolling Meadows, Illinois 60008 ("Transamerica").

WITNESSETH:

WHEREAS, Jones is the owner in fee simple of the following described premises situated in the County of Cook and the State of Illinois, to wit:

> The West three feet of Lot 8 and 2/1 of Lot 9 in the resubdivision of Lot b in the subdivision of lots 10 and 11 in ANDREWS SUBDIVISION of the East 1/2 of the Southwest 1/4 and of the Southeast fractional 1,4 of Section 28, Township 37 North range 14. [as] of the third principal meridian, in Cook County, Illinois. 25-28-413-079

and

WHEREAS, Jones is the mortgagor and Standard Federal is the mortgagee under that certain mortgage in the amount of \$78,800.00 covering said premises, which mortgage is dated May 19, 1994, and recorded June 1, 1994, as Document No. 94486129 (the "Standard Federal Mcrtgage") and

WHEREAS, Jones is the mortgagor and Standard Federal is the mortgagee under that certain mortgage in the amount of \$2,000.00 covering said premises, which mortgage is dated May 19, 1994, and recorded June 1, 1994, as Document No. 94486130 (the "Standard Federal Subordinate Mortgage") and

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WHEREAS, Transamerica intends to make a certain mortgage loan to Jones in the principal amount of \$10,000.00 to be secured by a note and mortgage of even date therewith, with Jones as mortgager and Transamerica as mortgages, said mortgage to cover the subject premises (the "Transamerica Mortgage"), and

WHEREAS, Transamerica will only make the said loan to Jones provided that the Standard Federal Subordinate Mortgage is made wholly subordinate to the lien of the Transamerica Mortgage, and

WHEREAS, it is the intention of Jones and Standard Federal that the Transamerica Mortgage be prior and superior to the Standard Federal Subordinate Mortgage.

WOW. THEREFORE, in consideration of the mutual promises contained hereis and for other considerations of value, the parties hereto hereby agree as follows:

- any renewal or extension thereof, shall be and the same hereby is subject and subordinate to the lien of the Transamerica Mortgage, except that future advances made pursuant to the Transamerica Mortgage, on or after the date of the Standard Federal Subordinate Mortgage, other than advances made by Transamerica to protect its security interest in the property pursuant to the provisions of the Transamerica Mortgage, shall be and the same hereby are subject and subordinate to the lien of the Standard Federal Subordinate Mortgage or any renewal or extension thereof.
- 2. That Jones and Standard Federal do hereby covenant and warrant that they have not assigned conveyed or otherwise transferred their respective interests in the property either on or prior to the date hereof to anyone.
- 3. This Agreement shall bind and inure to the benefit of the heirs, personal representatives, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have en their hands and seals the day and year first above written.

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JOHNE JOHER

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	STANDARD FEDERAL BANK, a federal savings bank
David Batista	By: Robert L. Spehar
Suzanne R. Ryan	Its: Senior Vice President
	TRANSAMERICA FINANCIAL SERVICES, INC., a COMPORATION
Donfin & Francisco	Jean A. Faine
	Its: Assistant Secretary
STATE OF EXECUTORS) Ohio	Coup
The foregoing ins this 9 day of August a single person.	trument was acknowledged before me
BONYLIN L. MEYERS NOTATIVE PUBLIC, STATE OF OHO NOT COMMISSION EXPRES OCT. 26, 1999	Notary Public Councy, REXERCES Ohio

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COUNTY OF OAKLAND)	
Abda 1646 day of summe	trument was acknowledged before me 1996, by Robert L. Roshar of STANDARD FEDERAL BANK, a federal bank.
	Sugaria R Rejer
	Notary Public County, Michigan My Commission Expires: (6 16 41
STATE OF)	•
COUNTY OF	
this day of	trument was acknowledged before me 1996, by of TRANSAMERICA FINANCIAL SERVICES,
INC., a	of TRANSAMERICA FINANCIAL SERVICES, on behalf of the Corporation.
	Notary Public County,
	My Commission Expires:

DRAFTED BY:

Sondra D. Simmons Bell Federal Bank 79 W. Monroe Chicago, Illinois 60603

SUBTHEM. ILL

AFTER RECORDING RETURN TO:

Standard Federal Bank 2600 West Big Beaver Road Troy, Michigan 48084



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