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SUBORDINATION AGREEMENT

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THIS AGREEMENT made as of this 22nd day of January, 1996, by and between AVONDALE FEDERAL SAVINGS BANK ("Lienholder") and TCF FINANCIAL SERVICES.

WHEREAS, Ishmael Ogundimo ("Borrower") executed and delivered to Lienholder a mortgage dated December 30, 1995 filed of record on January 8, 1996 with the County Recorder of Cook County, Illinois, as Document No. 96016664, covering the following described property located in said county and state (the "Property"):

LOT 288 IN J.E. MERRION'S COUNTRY CLUB HILLS, UNIT NUMBER 8, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

28-34-100-016

4756 W. 175th Place Country Club Hills, Ill.

WHEREAS, Borrower executed and delivered to TCF FINANCIAL mortgage on the above-described Property dated the 15 day of JANUARY, 1996 filed of record on JANUARY 18, 1996, with the County Recorder of the County of Cook, Illinois, as Document No. 96048702, and in the amount of \$ 34,025.72, and

WHEREAS, it is the intention of the parties hereto, and the purpose of this Agreement, to make the aforesaid mortgage to TCF FINANCIAL SERVICES all respects senior, prior and superior to the aforesaid mortgage to Lienholder.

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NOW THEREFORE, for good and valuable consideration, and in order to induce TCF FINANCIAL SERVICES to advance funds upon its mortgage, Lienholder does hereby subordinate the lien of its mortgage to the lien of TCF FINANCIAL SERVICES Mortgage, and all extensions, modifications and renewals thereof and all advances and future advances thereunder, notwithstanding that the Lienholder's mortgage was executed and recorded prior to the execution and recordation of TCF FINANCIAL SERVICES mortgage, and agrees that all right, title, lien and interest acquired by TCF FINANCIAL SERVICES either by foreclosure proceedings or otherwise, under its mortgage, shall be prior and superior to any and all rights, title, lien and interest heretofore or hereafter acquired by Lienholder under the Lienholder's mortgage.

IN TESTIMONY WHEREOF, Lienholder has caused these presents to be executed the day and year first above written.

Prepared By
Wayne Davis
AQUONATE SAVING BK.
20 N CLARK ST
CHICAGO IL 60602

Lienholder:

By Wayne Davis

Its Vice Pres

By [Signature]

Its Asst. Vice-President

STATE OF ILLINOIS

COUNTY OF Cook

) SS.

Mail To: North Star Title
1420 Kensington, Suite 300
Oak Brook, IL 60521

The foregoing instrument was acknowledged before me this 22 day of January, 1996, by Wayne Davis and Kevin Siles, of AQUONATE Federal Saving Bank corporation under the laws of the United States of America, on behalf of the corporation.

[Signature]
Notary Public

"OFFICIAL SEAL"
Paul Czajka
Notary Public, State of Illinois
My Commission Expires 10/8/98

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