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Nation's Trust for Real Estate, Inc.
230 E. Lake Street
Chicago, Illinois 60601
95-810-400K

SEPT 01 RECORDING 581.50
TRUST TRSN 0513 02/26/96 143567
43389 RV *--96-143567
COOK COUNTY RECORDER

SUBORDINATION AGREEMENT

Agreement made this 21st day of February, 1996, by and among AVONDALE FEDERAL SAVINGS BANK, a federally chartered stock savings bank ("Existing Mortgagee"), Alberta Steele, (collectively "Owner"), and Parkway Mortgage Inc., its Successors and/or Assigns ("New Mortgagee").

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WITNESSETH:

WHEREAS, the Owner owns the entire fee title to certain real property and improvements thereon known as, 1616 S. 20th Ave, Maywood IL, 60153, more particularly described in Exhibit A attached hereto, if necessary, ("Real Estate"); and

WHEREAS, Existing Mortgagee is a mortgagee pursuant to the terms of a Mortgage ("Existing Mortgage") between Owner and Mortgagee dated January 30, 1996, and recorded on 14th day of February, 1996, as Document Number 96-120578 in the office of the Cook County Recorder of Deeds (the "Trust Deed"); and

WHEREAS, New Mortgagee has issued its commitment letter to Owner subject to the terms and conditions of which it will lend to Owner the sum of Fifty-Seven Thousand Four Hundred dollars (\$57,400) to be secured by a mortgage on the Real Estate ("New Mortgage"), a copy of which has been supplied to Existing Mortgagee, but is unwilling to make the loan or accept the security described unless this Agreement has first been executed and delivered, and

WHEREAS, Existing Mortgagee has agreed to subordinate the Existing Mortgage to the lien of the New Mortgage in a manner satisfactory to Existing Mortgagee.

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto agree as follows:

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11/11/2011

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EXHIBIT "A"

LEGAL DESCRIPTION:

LOT 38 AND THE NORTH 8 1/2 FEET OF LOT 37 IN BLOCK 12 IN JAMES E WALLACE'S ADDITION TO MAYWOOD IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PROPERTY TAX NUMBER: 15-15-123-015-165

PROPERTY ADDRESS: 1616 S 20TH
MAYWOOD, IL 60153

LOAN NUMBER: 78-912819-0

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1. New Mortgagee and Owner hereby certify as of the date hereof that their status is as aforesaid, that the New Mortgage is in full force and effect and has not been modified, altered or amended from the form supplied to Existing Mortgagee as aforesaid, and that no default exists on the part of the Owner under the New Mortgage or the Note it secures.

2. Neither the Owner nor the New Mortgagee will, without the prior written consent of the Existing Mortgagee, amend, modify, or supplement the New Mortgage or the Note it secures or any extensions or renewals thereof, except as to changes in the interest rate.

3. Except as expressly provided herein, the Existing Mortgage is and shall be subject, subordinate and inferior in all respects to the New Mortgage with the same force and effect as if the New Mortgage had been executed, delivered and recorded prior to the execution, delivery and recordation of the Existing Mortgage.

4. Without limitations of the foregoing

(a) The Owner further agrees that from and after the date hereof, Owner shall deliver to Existing Mortgagee or its successors or assigns a copy of any notice of default given by New Mortgagee to Owner under the New Mortgage at the same time such notice or statement is delivered to the Owner.

(b) The New Mortgagee further agrees that in the event of any act or omission by Owner under the New Mortgage (as modified hereby) which would give New Mortgagee the right to accelerate the Note secured by the New Mortgage or to foreclose on the Real Estate, New Mortgagee will not exercise any such right until it has given written notice of such act or omission to Existing Mortgagee or its successors or assigns.

5. No modification, amendment, waiver or release of any provision of this Agreement, or of any right, obligation, claim or cause of action arising hereunder shall be valid or binding for any purpose whatsoever unless in writing and duly executed by the party against whom the same is sought to be asserted. The new mortgage is dated _____ and recorded on _____ in the Office of the Recorder of COOK County, Illinois as Document No. _____

6. All notices, demands and requests given or required to be given hereunder shall be in writing. All such notices, demands and requests by Owner and New Mortgagee to Existing Mortgagee shall be deemed to have been properly given if served in person or if sent by United States registered or certified mail, postage prepaid, addressed to Existing Mortgagee at:

Attn: Loan Servicing
AVONDALE FEDERAL SAVINGS BANK
300 Roosevelt Rd., Bldg E, Suite 309
Glen Ellyn, IL 60137

or to such other address as Existing Mortgagee may from time to time designate by written notice to Owner and New Mortgagee given as herein required.

7. This Agreement shall inure to the benefit of and be binding on the parties hereto and their respective successors and assigns.

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8. This Agreement shall be governed by the laws of the State of Illinois

IN WITNESS WHEREOF, Existing Mortgagee, New Mortgagee, and Owner have respectively executed this Agreement as of the day and year first above written

EXISTING MORTGAGEE

NEW MORTGAGEE

AVONDALE FEDERAL SAVINGS BANK

PARWAY MORTGAGE INC.

By [Signature]
Scott Burne Vice President

By [Signature]
James T. Fehon EUP
(Name) (Title)

Attest [Signature]
Judith A. Palacios Asst. Vice Pres

By [Signature]
Kurt E. [Name] ASSISTANT COUNTY CLERK
(Name) (Title)

OWNER X [Signature]
ALBERTA STEELE

X _____

Property Address

1616 S 20th Ave
Maywood, IL 60153

Property Index Number:

15-15-123-015

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STATE OF ILLINOIS)
) SS.
COUNTY OF)

I the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY that Scott Burns personally known to me to be the Vice President of Avondale Federal Savings Bank, a federally chartered stock savings bank, and Judith A Palacios, personally known to me to be the Assistant Vice President of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Vice President they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 19____

Commission expires _____
NOTARY PUBLIC
JAMES J. [Name]
[Address]
[City, State, Zip]

Notary Public

This instrument prepared by
Avondale Federal Savings Bank
800 Roosevelt Rd, Bldg E, Suite 300
Glen Ellyn, IL 60137
(708) 942-5600

Mail to
Attn: Loan Servicing
Avondale Federal Savings Bank
800 Roosevelt Rd, Bldg E, Suite 300
Glen Ellyn, IL 60137

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STATE OF ILLINOIS)
) SS
COUNTY OF LA SALLE)

I the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that ALBERTA STEELE, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SAE signed, sealed and delivered the same instrument as HE free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of FEBRUARY, 1996.

Commission Expires _____
OFFICIAL SEAL
DYNTHIA L. MICKLE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/8/96

Dynthia Mickle
Notary Public

STATE OF ILLINOIS New Jersey)
) SS
COUNTY OF LINCOLN)

I the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY, that JAMES T. FERNAN personally known to me to be the Executive Vice President of PARKWAY MORTGAGE INC. and Laura E. Fernandez personally known to me to be the Assistant Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such James T. Fernan, Executive Vice President and Laura E. Fernandez, Assistant Secretary they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of February, 1996.

Commission expires: 7-27-97

Barbara McDonald
Notary Public

BARBARA McDONALD
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 27, 1997

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