

SUBORDINATION AGREEMENT (REAL ESTATE)

PROPERTY TITLE SERVICES # 377215

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This Subordination Agreement is made this 13th day of March, 1998, by Grace G. Murray, Trustee "Grace G. Murray Trust" dated 12/1/72 (hereinafter referred to as "Prior Party").

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

1. Mortgage (or Trust Deed) dated July 1, 1992 and recorded July 27, 1992, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 92547296 made by Brad M. Steffens and Nancy S. Murray, to Prior Party covering the real estate described in Exhibit "A" attached hereto ("Property");

2. Assignment of Rents dated X and recorded X, in the Office of the Recorder of Deeds of X County, Illinois, as Document Number X;

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

Whereas Prior Party has agreed with First National Bank of Morton Grove ("Bank") that the Prior Party Loan Documents shall be subordinated to the lien of the Bank evidenced by the liens and encumbrances hereafter referred to and for an amount not to exceed \$105,000.00.

Now, therefore, for value received, Prior Party, for itself, its successors and assigns, hereby subordinate the lien of the Prior Party Loan Documents and the indebtedness secured thereby in favor of the Bank:

(a) Mortgage dated July 1, 1992, made by Brad M. Steffens and Nancy S. Murray, in favor of Bank and recorded on July 27, 1992 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 92547296;

(b) Assignment of Rents dated X, made by X, in favor of Bank and recorded on X in the Office of the Recorder of Deeds of X County, Illinois as Document Number X;

This agreement shall be binding upon the Prior Party, its successors and assigns and

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shall ensure 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.

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

By: Grace G. Murray
Grace G. Murray

Attest: [Signature]
By: Northern Trust Company
Its: Second Vice President

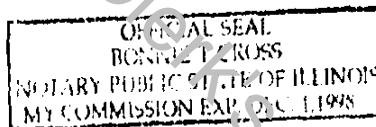
State of Illinois)
County of Cook) SS

I, [Signature], a Notary Public in and for said County in the State aforesaid, Do Hereby Certify that Grace G. Murray and [Signature] personally known to me as the same persons whose names are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 2nd day of March, 1998.

[Signature]
Notary Public

My Commission Expires: [Date]



Document Prepared by: Jung Eun Chang

1ST NATIONAL BK of MORTON GROVE
601 W Dempster
MORTON GROVE IL 60053



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98230877

Traverse 890 Vermont Ave Glencoe

Permanent Real Estate Index Number: 05-06-309-017

Legal Description: The Southwesterly 160.00 feet of Lot 16 in Owners Resubdivision of Block 45 n the 1st Addition to Glencoe, in the SE 1/4 of the SW 1/4 Section 6, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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