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Prepared by and after recording return to:  
Founders Bank  
3052 West 111th Street  
Chicago, Illinois 60655



STATE OF ILLINOIS

COUNTY OF COOK

SUBORDINATION AGREEMENT

4

WHEREAS SEAN FLANNERY AND AMY FLANNERY hereinafter termed "Borrower" is presently indebted to the FOUNDERS BANK (FOUNDERS BANK) as evidenced by that certain Promissory Note executed by said Borrower in favor of the FOUNDERS BANK, dated JANUARY 16, 2001 in the original principal amount of TWENTY THOUSAND 00/100 (\$20,000.00) DOLLARS and

WHEREAS, said Note is secured, among other things, by that certain Mortgage executed by said SEAN FLANNERY AND AMY FLANNERY in favor of the FOUNDERS BANK dated JANUARY 16, 2001, and recorded as Document # 0010078655, with the Recorder of COOK County, Illinois; and

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WHEREAS, said **Borrower** is desirous of obtaining an additional loan in the amount of ONE HUNDRED FIFTY-TWO THOUSAND AND NO/100 (\$152,000.00) DOLLARS from FOUNDERS BANK termed "**Lender**", for the purpose of first mortgage; and

WHEREAS, the **Lender** requires the **Borrower** to secure said loan with a Mortgage on the real estate described in the **FOUNDERS BANK** Mortgage and further requests that the **FOUNDERS BANK** subordinate its Mortgage to that Mortgage being taken by said **Lender**.

NOW THEREFORE, in and for good and valuable consideration, and in order to induce said **Lender** to make said additional loan to said **Borrower**, **FOUNDERS BANK** does hereby subordinate its Mortgage to that Mortgage taken by **Lender** and which secures said additional loan.

IT IS EXPRESSLY AGREED AND UNDERSTOOD that neither this Subordination Agreement nor anything contained herein shall in any way alter or affect the validity of the Mortgage of the FOUNDERS BANK first mentioned herein, or the lien on the real estate so subordinated herein, or any of the other collateral securing the indebtedness of the Borrower to the FOUNDERS BANK.

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IT IS FURTHER EXPRESSLY AGREED AND UNDERSTOOD that this Subordination is to extend only to the loan amount and purpose as expressly set forth herein, and will not be valid or extend any future advancements made by said **Lender** on the Note evidencing its loan.

IN WITNESS WHEREOF, the **FOUNDERS BANK** has caused this Subordination Agreement to be executed by SHELBY J. GERMANY, ASST. VICE PRESIDENT on their behalf.

THIS, 5th day of FEBRUARY, 2002.

Authorized by: *Shelby J. Germany Asst*

STATE OF ILLINOIS, COUNTY OF COOK

On this 5th day of FEBRUARY, 2002, before me, the subscriber, personally appeared SHELBY J. GERMANY, ASST. VICE PRESIDENT of FOUNDERS BANK who, I am satisfied is the person named in and who executed the within instrument, and thereupon she acknowledged that she did examine and read the same and did sign the foregoing instrument as her free act and deed, for the purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and official seal.

"OFFICIAL SEAL"  
MARYJANE CHAPMAN  
Notary Public, State of Illinois  
My Commission Expires 03/13/03

*Mary Jane Chapman*  
Notary Public

My Commission Expires: 03/13/03

IN WITNESS WHEREOF, the undersigned parties have consented to the contents, terms and conditions of the herein Subordination, this the 20 day of FEB, 2002 .

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**FOUNDERS BANK**

SEAL) ATTEST: \_\_\_\_\_ BY: [Signature]

**BORROWER:**

[Signature]  
**SEAN FLANNERY**  
[Signature]  
**AMY FLANNERY**

**STATE OF ILLINOIS, COUNTY OF COOK**

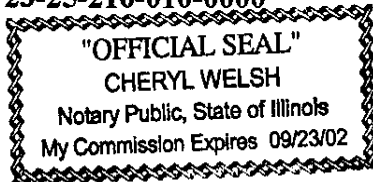
I, the undersigned a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT SEAN FLANNERY AND AMY FLANNERY**, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said Instrument as their free and voluntary act, for the uses and purposes therein set forth, including waiver of rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois and federal law.

Given under my hand and official this the 20 day of FEB., 2002.

[Signature] Notary Public

My Commission Expires \_\_\_\_\_

- **Lot 6 in Block 15 in Robert Bartlett's Resubdivision of Blocks 15 and 16 in A.G. Briggs and Company's Palos Vista Subdivision in the Southwest ¼ of the Southeast ¼ of Section 24 and the West ½ of the Northeast ¼ of Section 25, Township 37 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof registered as Doc. No. 807435 in Cook County, Illinois.**
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- **12142 S. Richard, Palos Heights, Illinois. PIN 23-25-216-010-0000**



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