

UNOFFICIAL COPY

0021025943

2002-09-18 16:01:57

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Cook County Recorder 26.50

Prepared by and when recorded
Mail to: TCF National Bank
555 Butterfield Rd
Lombard, IL 60148



0021025943

D-48686

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SUBORDINATION AGREEMENT

THIS AGREEMENT made as of this 22nd day of August 2002 by and between TCF National Bank f/k/a/ TCF National Bank Illinois f/k/a/ TCF Bank Illinois fsb, f/k/a/ TCF Bank Savings fsb, f/k/a/ TCF Banking and Savings F.A., f/k/a Twin City Federal Savings and Loan Association and Watermark Financial Partners, Inc., its successors and/or assigns.

WHEREAS, Yolanda Garza and Vicki Coleman executed and delivered to Lien-holder a mortgage dated March 7, 2002, Filed of record on April 5, 2002, with the County Recorder of Cook County, Illinois as Document No.0020392071 covering the following described property located in said County and State (the "Property"):

LOT 10 IN BLOCK 3 IN BERWYN TERRACE, BEING A SUBDIVISION OF LOTS 53, 54, 55 AND 56 IN CIRCUIT COURT PARTITION OF PARTS OF SECTION 31 AND 32, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF SECTION 1 AND PART OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 12, AND PART OF SECTION 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #16-31-416-029

ADDRESS: 3724 S Wesley
Berwyn, IL 60402

WHEREAS, Yolanda Garza and Vicki Coleman executed and delivered to Watermark Financial Partners, Inc., its successors and/or assigns, a mortgage on the above described Property dated 22nd day of August, 2002 filed of record on _____ with the County Recorders of _____ County, Illinois as Document No. 0021025942, and in the amount of \$124,918.00.

WHEREAS, it is the intention of the parties hereto, and the purpose of the Agreement, to make the aforesaid mortgage to Watermark Financial Partners, Inc., its successors and/or assigns, all respects senior, prior and superior to the aforesaid mortgage to Lien-holder.

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Subordination

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NOW THEREFORE, for good and valuable consideration, and in order to induce Watermark Financial Partners, Inc., its successors and/or assigns, to advance funds upon its mortgage, Lien-holder does hereby subordinate the lien of its' mortgage to the lien of Watermark Financial Partners, Inc., its successors and/or assigns', mortgage, and all extensions, modifications and renewals thereof and all advances and future advances thereunder, notwithstanding that the Lien-holder's mortgage was executed and recorded prior to the and recordation of Watermark Financial Partners, Inc., its successors and/or assigns', mortgage and agree that all rights, title, lien and interest acquired by Watermark Financial Partners, Inc., its successors and/or assigns, either by foreclosure proceeds or otherwise, under its mortgage, shall be prior and superior to any and all rights, title, lien and interest heretofore or hereafter acquired by Lien-holder under Lien-holder's mortgage.

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

Lien-holder:

Linda E. Dompke

Linda E. Dompke
Ass't Vice President

Dorothy M. Buddell

Dorothy M. Buddell
Processing Officer

PREPARED BY AND RETURN TO:
KAY COX
TRANSCONTINENTAL TITLE CO
2605 ENTERPRISE RD. E. STE #300
CLEARWATER, FL 33759
1-800-789-2240

STATE OF ILLINOIS

COUNTY OF Cook) SS.

The Foregoing instrument was acknowledged before me this 22nd day of August 2002, by Linda E. Dompke, Ass't Vice President and Dorothy M. Buddell, Processing Officer

Justin HuDETz
Notary Public



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