

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1820
CHICAGO, IL 60602

0030307036

5603/0116 44 001 Page 1 of 4
2003-03-05 12:15:50
Cook County Recorder 30.50



Illinois

SUBORDINATION AGREEMENT

This Subordination Agreement (this "Agreement"), granted this 6TH day of FEBRUARY, 2003, by CHASE MANHATTAN BANK USA, N.A. ("Chase") to CRYSTAL HOME MORTGAGE, INC. (the "Lender"),

WITNESSETH:

WHEREAS, Chase has heretofore extended a line of credit/loan to BRIAN BAXTER AND SUSAN BAXTER (the "Borrower") pursuant to a Home Equity Line of Credit Agreement/Loan Note dated DECEMBER 11, 2002 (the "Line of Credit/Loan"); and

WHEREAS, the Borrower's obligations under the Line of Credit/Loan 0916725949 are secured by a Mortgage from the Borrower to Chase, dated DECEMBER 11, 2002, recorded DECEMBER 30, 2002 in the Land Records of COOK County, Illinois as Document 0021445209 (the "Home Equity Mortgage"), covering real property located at 2001 ROBINCREST LN., GLENVIEW, IL 60025 (the "Property"); and

P.I.N. # 04-35-320-006 VOLUME 134

This document was prepared by CHASE MANHATTAN BANK USA, N.A., Home Equity Subordination, 20 South Clinton Avenue, S-3, Rochester, NY 14604 and after recording should be returned to: CMMC Records Management, 700 Kansas Lane, Monroe, LA 71203 ATTN: Alison Latino.

Home Equity Account Number 0916725949

WHEREAS, the Lender proposes to make a loan in the original principal amount of \$371,000.00 to the Borrower (the "New Loan"), the proceeds of which will be used to repay in full all of the Borrower's original obligations secured by an original Mortgage, and to obtain a release of the lien created by the original Mortgage; and

WHEREAS, as a condition of making the New Loan, the Lender has required the Borrower to execute a mortgage on the Property securing repayment of the New Loan (the "New Mortgage"), which, upon execution and recordation of this Agreement, shall have a first lien position on the Property.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Chase hereby agrees as follows:

1. Chase hereby subordinates the lien created by the Home Equity Mortgage to the lien created by the New Mortgage to the end that the lien of the New Mortgage shall be superior to the lien of the Home Equity Mortgage.
2. The subordination described in paragraph 1. above shall not apply to any future advance of funds to the Borrower by the Lender except for advances necessary to protect the security of the New Mortgage.
3. This Agreement shall be binding upon and shall inure to the benefit of Chase and the Lender and their respective successors and assigns, and any purchaser at any foreclosure sale instituted pursuant to the Home Equity Mortgage or the New Mortgage.
4. This Agreement shall be construed in accordance with the laws of the State of Illinois.

UNOFFICIAL COPY

0930307036

IN WITNESS WHEREOF, Chase has caused this Agreement to be executed by its duly authorized representative as of the day and year first above written.

WITNESS:

CHASE MANHATTAN BANK USA, N.A.

By: [Signature]

Name: HAROLD W. DRAKE

Title: MORTGAGE OFFICER CHASE
MANHATTAN BANK USA, N.A.



STATE OF NEW YORK, COUNTY OF MONROE, to wit:

I hereby certify that, on this 6th day of FEBRUARY, 2003, before the subscriber, a Notary Public of the aforesaid State, personally appeared HAROLD W. DRAKE, who acknowledged himself/herself to be the MORTGAGE OFFICER CHASE MANHATTAN BANK USA, N.A., a body corporate, and that he/she executed the foregoing Subordination Agreement for the purposes therein contained by signing the name of the said body corporate by himself/herself as MORTGAGE OFFICER CHASE MANHATTAN BANK USA, N.A.

[Signature: Donna E. Bloechl]

Notary Public

My Commission Expires: 11/30/06

DONNA E. BLOECHL
NOTARY PUBLIC, STATE OF NEW YORK
NO. 4816909
QUALIFIED IN MONROE COUNTY
MY COMMISSION EXPIRES NOV 30, 2006

UNOFFICIAL COPY

0030307036

SCHEDULE A
ALTA Commitment
File No.: 276601

LEGAL DESCRIPTION

Lot 91 in Wyatt and Coon's Country Place Unit No. 3, being a subdivision in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

2001 Robin Crest
Glenview, IL. 60025
04-35 320-006

STEWART TITLE COMPANY