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Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/14/2003 02:29 PM Pg: 1 of 3

**SUBORDINATION
OF MORTGAGE
AGREEMENT**

FIRST AMERICAN

File # 405074
2 of 2

This Agreement is by and between _____ (the "Lender"), and First American Bank ("FAB"). Based on the representations and acknowledgments contained in this Agreement, FAB and Lender agree as follows:

Colleen A. Fitzpatrick (collectively "Borrower") wants Lender to provide financial accommodations to Borrower in the form of a new credit or loan in the maximum principal amount of \$68,000.00 to be secured by a mortgage, trust deed or other security interest from Borrower to Lender on the real property as described on Exhibit "A" attached hereto (the "Premises"):

Definitions. The following words shall have the following meanings when used in this Agreement. Terms not otherwise defined in this Agreement shall have the meanings attributed to such terms in the Uniform Commercial Code.

"FAB Lien" means that certain Mortgage affecting the Premises, dated July 29, 1998 and recorded in Cook County, Illinois as Document No. 98682050, made by Borrower to FAB to secure an indebtedness in the original principal amount of \$22,800.00.

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"New Lien" means that certain Mortgage affecting the Premises dated _____, made by Borrower to Lender to secure a certain Note in the principal amount of \$68,000.00, with interest at the rate of ____% per annum, payable in monthly installments of \$ _____ on the first day of every month beginning _____ and continuing until _____ on which date the entire balance of principal and interest remaining unpaid shall be due and payable.

Subordination. FAB hereby subordinates its FAB Lien to the New Lien held by Lender. PROVIDED, HOWEVER, THAT THIS SUBORDINATION SHALL BE LIMITED TO INDEBTEDNESS IN FAVOR OF LENDER IN THE PRINCIPAL AMOUNT OF \$68,000.00 AND THAT IN THE EVENT THE PRINCIPAL AMOUNT OF THE NEW LIEN IS INCREASED BY A SUBSEQUENT MODIFICATION OF THE UNDERLYING NOTE AND/OR MORTGAGE BY LENDER, THEN THIS SUBORDINATION SHALL BE OF NO EFFECT WHATSOEVER WITH RESPECT TO ANY AMOUNTS IN EXCESS OF SAID PRINCIPAL AMOUNT, AND THE NEW LIEN SHALL BE SUBORDINATE TO THE SUBORDINATE LIEN WITH RESPECT TO ANY AMOUNTS IN EXCESS OF SAID PRINCIPAL AMOUNT.

Default By Borrower. If Borrower becomes insolvent or bankrupt, this Agreement shall remain in full force and effect. Any default by Borrower under the terms of the New Lien also shall be a default under the terms of the FAB Lien to FAB.

Duration and Termination. This Agreement will take effect when received by Lender, without the necessity of any acceptance by Lender, in writing or otherwise, and will remain in full force and effect until the New Lien is released by Lender.

Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. No provision contained in this Agreement shall be construed (a) as requiring FAB to grant to Borrower or to Lender any financial assistance or other accommodations, or (b) as limiting or precluding FAB from the exercise of FAB's own judgment and discretion about amounts and times of payment in making loans or extending accommodations to Borrower.

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Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless made in writing and signed by Lender and FAB.

Successors. This Agreement shall extend to and bind the respective successors and assigns of the parties to this Agreement, and the covenants of FAB respecting subordination of the FAB Lien in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the New Lien.

IT WITNESS WHEREOF, the undersigned have executed this Subordination of Mortgage Agreement as of the 24th day of April, 2003.

FIRST AMERICAN BANK

_____ [LENDER]

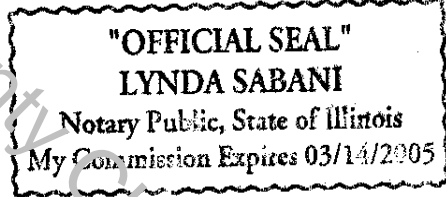
By: Aimee Buonanoma
Name: Aimee Buonanoma
Title: Document Specialist
Address: 80 Stratford Drive
 Bloomingdale, IL 60108

By: _____
Name: _____
Title: _____
Address: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that She personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of First American Bank, appeared before me this day in person and acknowledged that he/she signed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of First American Bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of April, 2003.



Lynda Sabani
Notary Public

THIS INSTRUMENT PREPARED BY: Aimee Buonanoma

Mail To:

FIRST AMERICAN BANK
Loan Operations
201 S. State Street
Hampshire IL 60140



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LEGAL DESCRIPTION - EXHIBIT A

405079

Unit 505 in the 1169 South Plymouth Court Condominium, as delineated on a Survey of the following described Real Estate:

That part of Lot 3 in Block 6 in Dearborn Park Unit No. 1, being a Resubdivision of Sundry Lots and vacated streets and alleys in and adjoining Blocks 127 to 134 both inclusive, in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, more particularly described as follows: Commencing at the Northwest corner of said Lot 3; thence South along the West line of said Lot 3 a distance of 288.00 feet to the point of beginning ; thence East at right angles to the last described line a distance of 167.11 feet to a line that is 55.00 feet Westerly of and parallel to the East line of said Lot 3, said East line also being the West line of South State Street; thence South along a line that is 55.00 feet Westerly of and parallel to the East line of said Lot 3 a distance of 125.00 feet; thence East a distance of 55.00 feet to the East line of said Lot 3; thence South along the East line of said Lot 3 a distance of 155.89 feet to the Southeast corner of said Lot 3; thence West along the South line of said Lot 3, said South line also being the North line of West Roosevelt Road, a distance of 222.34 feet to the Southwest corner of said Lot 3; thence North along the West line of said Lot 3, said West line also being the East line of South Plymouth Court a distance of 15.00 feet; thence East at right angles to the last described line a distance of 13.00 feet; thence North at right angles to the last described line a distance of 66.00 feet; thence West at right angles to the last described line a distance of 13.00 feet; thence North along the West line of said Lot 3 a distance of 200.58 feet to the point of beginning.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 25836648 together with its undivided percentage interest in the common elements.

Tax ID 17-16-424-011-1057 Vol. 0511

Cook County Clerk's Office