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CL

SUBORDINATION OF MORTGAGE AGREEMENT



0313702081
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/19/2003 08:50 AM Pg: 1 of 3

8041646 3084

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

Tracey Wik and Seamus Ford (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 \$22,700.00 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 December 17, 2001 and recorded in Cook County, Illinois as Document No. 0011212639, made by Borrower to FAB to secure an indebtedness in the original principal amount of \$33,490.00.

"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 \$322,700.00, 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 \$322,700.00 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.

BOX 333-CP

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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 4th day of April, 2003.

FIRST AMERICAN BANK

By: Marsha Racki
Name: Marsha Racki
Title: Document Specialist
Address: 80 Stratford Drive
Bloomington, IL 60108

**WOODFIELD PLANNING CORPORATION
ITS SUCCESSORS AND/OR ASSIGNS
[LENDER]**

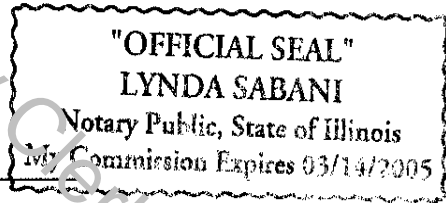
By: Stephanie J. Raderstorf
Name: Stephanie J. Raderstorf
Title: Sr. Vice-President
Address: 3701 Algonquin Rd #720
Rolling Meadows, IL 60008

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 4th day of April, 2003.

Lynda Sabani
Notary Public



THIS INSTRUMENT PREPARED BY: Marsha Racki

Mail To:

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

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STREET ADDRESS: 1072 WEST CHESTNUT #62

CITY: CHICAGO COUNTY: COOK

TAX NUMBER: 17-05-413-030-0000

LEGAL DESCRIPTION:

PARCEL 1:

(PARCEL 62) THAT PART OF WEST CHESTNUT STREET (FORMERLY CORNELL STREET) LYING EASTERLY OF THE EAST LINE EXTENDED, OF NORTH MAY STREET, SOUTHERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND WEST OF THE EAST LINE EXTENDED, OF THE NORTH AND SOUTH ALLEY WHICH LIES WESTERLY OF AND ADJOINING LOT 31 IN ASSESSOR'S DIVISION OF BLOCK 6 IN ELSTON'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALL OF BLOCK 5 LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 6 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID BLOCK, 353.69 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 10 MINUTES 40 SECONDS EAST 36.30 FEET; THENCE NORTH 18 DEGREES 15 MINUTES 42 SECONDS EAST, 40.39 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, ALSO BEING A POINT ON A CURVED LINE; THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 5226.75 FEET FOR A DISTANCE OF 49.10 FEET (THE CHORD OF SAID ARC HAVING A BEARING OF NORTH 74 DEGREES 02 MINUTES 19 SECONDS WEST, AND A DISTANCE OF 49.10 FEET) TO THE WEST LINE OF SAID BLOCK 6; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 40.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF COVENANTS CONDITIONS RESTRICTIONS AND EASEMENT FOR ST. JOHN'S PARK TOWNHOME HOEMOWNERS ASSOCIATION DATED AUGUST 23, 2000 AND RECORDED AUGUST 28, 2000 AS DOCUMENT 00666092.