

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 06/09/2003 09:14 AM Pg: 1 of 2

STEWART TITLE OF ILLINOIS  
2 NORTH LA Salle STREET, SUITE 1000  
CHICAGO, IL 60602

297194 2 of 2 [Space Above This Line For Recording Data]

## SUBORDINATION OF MORTGAGE OR TRUST DEED

This Subordination Agreement (the "Agreement") is made and entered into this 21<sup>ST</sup> day of MAY 2003 by and among MidAmerica Bank, fsb., (the "Lender"), MIDAMERICA BANK, FSB. (the "Subordinating Party") and WLADYSLAW KOWALCZYK, AND FILOMENA KOWALCZYK, HUSBAND AND WIFE (hereinafter collectively referred to as the "Borrowers").

Whereas, the Borrowers are indebted to the subordinating Party by reason of a NOTE in the amount of \$50,000.00 with interest payable as therein provided; and, in order to secure said NOTE, the Borrowers did execute a Mortgage/Trust Deed in favor of the Subordinating Party, dated DECEMBER 23, 2000 and recorded in the office of the Recorder of Deeds of COOK County, Illinois on JANUARY 10, 2001 as document No. 0010025300 for certain premises located in COOK County, Illinois, ("Property") described as follows:

THE WEST 70 FEET OF LOTS 17, 18, 19, 20, 21 AND 22, EXCEPT THAT PART CONVEYED TO THE VILLAGE OF NILES FOR STREET AS DOCUMENT NO. 22481862, IN TALMAN AND THIEL'S HOWARD AVENUE AND NILES FIRST ADDITION, BEING A SUBDIVISION OF LOT 4 IN COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Doc# 0316005081

P.I.N. 10301130320000

PROPERTY: 7042 W HOWARD, NILES, IL 60714

WHEREAS, the Borrowers are or will be indebted to MidAmerica Bank, fsb ("Lender") by reason of a NOTE in the amount of \$118,600.00 with interest payable as therein provided; and, in order to secure said NOTE, the Borrowers have or will execute a Mortgage/Trust Deed in favor of the Lender dated MAY 21, 2003 and recorded in the office of the Recorder of Deeds of COOK County, Illinois on as Document No. for the above described Property;

WHEREAS, the Lender, as a condition precedent to the origination of said loan to the Borrowers requires the subordination of the lien held by the Subordinating Party to the Lenders new lien;

WHEREAS, the Borrowers and the Subordinating Party wish to subordinate the lien of the Subordinating Party to the new lien of the Lender;

WHEREAS, the Subordinating Party is the sole owner of the Note and Mortgage/Trust Deed and is not merely agent for collection, pledgee or holding same in trust for any person, firm or corporation;

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NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and such other good and valuable consideration, the receipt and sufficiently of which is hereby mutually acknowledged, the Borrowers, the Lender, and the Subordinating Party do hereby covenant and agree that the Note and Mortgage/Trust Deed in favor of the Subordinating Party, and all of the terms, covenants and conditions thereof, are made subject, subordinate and inferior to the Note, Mortgage/Trust Deed and Assignment of Rents, and any other agreement in favor of the Lender, acting as security for said Note, and all advances made or to be made thereof.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 21<sup>ST</sup> day of MAY 2003

BORROWERS:

W. Kowalczyk  
WLADYSLAW KOWALCZYK

F. Kowalczyk  
FILOMENA KOWALCZYK

SUBORDINATING PARTY:

By: [Signature]

Attest: [Signature]

STATE OF ILLINOIS )  
                                ) SS  
COUNTY OF COOK )

I, undersigned do hereby certify that Wladyslaw Kowalczyk and Filomena Kowalczyk personally known to me to be the same persons whose names who are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said Subordination Agreement as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal this 21<sup>th</sup> day May, 2003.  
[Signature]  
NOTARY PUBLIC

"OFFICIAL SEAL"  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES 8/6/2005

STATE OF ILLINOIS )  
                                ) SS  
COUNTY OF COOK )

I, THE UNDERSIGNED do hereby certify that, DEANA BOEHM personally known to me to be the ASSISTANT VICE PRESIDENT of MID AMERICA BANK, FSB, a CORPORATION, and LINDA CENO personally known to me to be the ASSISTANT VICE PRESIDENT of said corporation and both of whom are personally known to be the same persons whose names who are subscribed to the foregoing Subordination Agreement, appeared before me this day in person and severally acknowledged that as such ASSISTANT VICE PRESIDENT and they signed and delivered the foregoing Subordination Agreement and caused this corporate seal of MID AMERICA BANK, FSB to be affixed thereto pursuant to the authority given by the Board of Directors as their free and voluntary act and deed of said CORPORATION, for the uses and purposes set forth therein.

Given under my hand and official seal this 21<sup>ST</sup> day, MAY  
[Signature]  
NOTARY PUBLIC

"OFFICIAL SEAL"  
MERRY LYNNE S. GRAY  
Notary Public, State of Illinois  
My Commission Expires 3-26-2005

THIS INSTRUMENT WAS PREPARED BY:  
KENNETH KORANDA  
1823 CENTRE POINT CIRCLE  
P. O. BOX 3142  
NAPERVILLE, IL 60566-7142

WHEN RECORDED RETURN TO:  
MID AMERICA BANK, FSB.  
1823 CENTRE POINT CIRCLE  
P. O. BOX 3142  
NAPERVILLE, IL 60566-7142

