## UNOFFICIAL COPY

SUBORDINATION

**OF MORTGAGE** 

**AGREEMENT** 

FIRST AMERICAN TITLE

ORDER # 5/5/14 26F3 Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/02/2003 08:38 AM Pg: 1 of 3

3

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

Sean T. and Karyn D. Boston (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 \$34,000 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"):

<u>Definitions</u>. 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 Onlform Commercial Code.

"FAB Lien" means that certain Mortgage affecting the Premise dated 05/16/02 and recorded in Cook County County, Illinois as Document No. 9020597062 , made by 2 prover to FAB to secure an indebtedness in the original principal amount of \$46,000.

"New Lien" means that certain Mortgage affecting the Premises dated 3.1703, made by Borrower to Lender to secure a certain Note in the principal amount of \$344,000, with interest at the art of 5.129 per annum, payable in monthly installments of 1.1203 on the first day of every month beginning 1.12003 and continuing until 1.12033 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. FROYIDED, HOWEVER, THAT THIS SUBORDINATION SHALL BE LIMITED TO INDEBTEDNESS IN FAVOR OF LENDER IN THE PRILYCLE AT AMOUNT OF \$344,000 AND THAT IN THE EVENT THE PRINCIPAL AMOUNT OF THE NEW LIEN IS INCREASED BY A SUBSECULNT MODIFICATION OF THE UNDERLYING NOTE AND/OR MORTGAGE BY LENDER, THEN THIS SUBORDINATION SHALL BE OF NOTE: THE THE 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.

<u>Default By Borrower</u>. 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.

<u>Duration and Termination</u>. 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.

0324204153 Page: 2 of 3

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 July 24, 2003

FIRST AMERICAN BANK		[LENDER]	
By: Name: Title: Address:	Tricia Brannon Document Specialist 80 Stratforu Drive Bloomingdale, II 50108	By:  Name:  Title:  Address:	
STATE (	OF ILLINOIS )		
COUNTY	Y OF DUPAGE )		

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Tricia Brannon 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 day, July 24, 2003

JUNIT CLOTHICO Steven Byron

Notary Public, State of Illinois My Commission Exp. 07/25/2005

THIS INSTRUMENT PREPARED BY: Tricia Brannon

Mail To:

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

0324204153 Page: 3 of 3

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: UNIT 41, AND PARKING SPACE P-41, A LIMITED COMMON ELEMENT, IN FULTON COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 12 TO 22, LYING ABOVE A HORIZONTAL PLANE OF 22.23 FEET ABOVE CHICAGO CITY DATUM IN BLOCK 62 IN CANAL TRUSTEES SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89°59'58" WEST ALONG THE NORTH LINE OF SAID TRACT 43.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 87.44 FEET TO THE NORTH LINE OF THE SOUTH 82.50 FEET AFORESAID 208.54 FEET; THENCE NORTH 00°00'00" WEST 87.47 FEET TO THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89°59'58" EAST ALONG SAID NORTH LINE 208.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ALLINOIS.

(HEREINAFTER REFERRED TO AS THE "PARCEL") WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE ADD-ON DECLARATION OF CONDOMINATION MADE BY GARAGE, L.L.C. AND RECORDED APRIL 3, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 00230045, SECOND AMENDMENT RECORDED MAY 26, 2000 AS DOCUMENT NUMBER 00383875, THIRD AMENDMENT RECORDED JUNE 13, 2000 AS DOCUMENT NUMBER 00430382 (CRIGINAL DECLARATION RECORDED FEBRUARY 22, 2000 AS DOCUMENT NUMBER 00128664) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Index #'s: 17-09-308-004-1041 Vol. 590

Property Address: 651-A Wayman Street, Unit 41, Chicago, Illinois 60661