



Doc#: 0336311054  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/29/2003 10:27 AM Pg: 1 of 3

# 335951

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**SUBORDINATION OF MORTGAGE  
OR TRUST DEED**

3

This Subordination Agreement (the "Agreement") is made and entered into this 1ST day of DECEMBER 2003 by and among MidAmerica Bank, fsb., (the "Lender"), MIDAMERICA BANK (the "Subordinating Party") and TOMASZ MAZGAJ, AND HELENA MAZGAJ, 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 \$35,000.00 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 JUNE 28, 2002 and recorded in the office of the Recorder of Deeds of COOK County, Illinois on AUGUST 6, 2002 as document No. 0020855465 for certain premises located in COOK County, Illinois, ("Property") described as follows:

LOT 3 IN BLOCK 35 IN THIRD ADDITION TO FRANKLIN PARK, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF GRAND AVENUE OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CLERK'S OFFICE  
2 N. LA SALLE ST.  
SUITE 1920  
CHICAGO, IL 60602

P.I.N. 12282290130000

PROPERTY: 2846 N RUBY, FRANKLIN PARK, IL 60131

WHEREAS, the Borrowers are or will be indebted to MidAmerica Bank, fsb ("Lender") by reason of a NOTE in the amount of \$126,600.00 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 DECEMBER 1, 2003 and recorded in the office of the Recorder of Deeds of COOK County, Illinois on [blank] as Document No. [blank] 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;



# UNOFFICIAL COPY

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and such other good and valuable consideration, the receipt and sufficiency 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 1ST day of DECEMBER, 2003 .

BORROWERS:

SUBORDINATING PARTY:

TOMASZ MAZGAJ  
\_\_\_\_\_  
HELENA MAZGAJ  
\_\_\_\_\_

By: Lonnie O'Brien  
Attest: Marilyn Gross

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF                )

I, \_\_\_\_\_ do hereby certify that \_\_\_\_\_ and \_\_\_\_\_ 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.

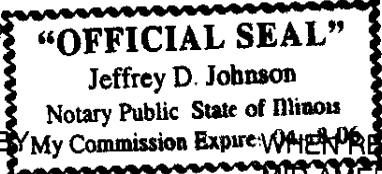
Given under my hand and official seal this \_\_\_\_\_ day \_\_\_\_\_, 2003 .

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF DUPAGE )

I, THE UNDERSIGNED \_\_\_\_\_ do hereby certify that, \_\_\_\_\_ personally known to me to be the ASSISTANT VICE PRESIDENT of \_\_\_\_\_ a CORPORATION, and \_\_\_\_\_ personally known to me to be the ASSISTANT SECRETARY 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 ASSISTANT SECRETARY 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 1ST day, DECEMBER \_\_\_\_\_, 2003 .



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

# UNOFFICIAL COPY

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 1ST day of DECEMBER 2003 .

BORROWERS:

Tomasz Mazgaj  
TOMASZ MAZGAJ

Helena Mazgaj  
HELENA MAZGAJ

SUBORDINATING PARTY:

By: Lonnie O'Brien

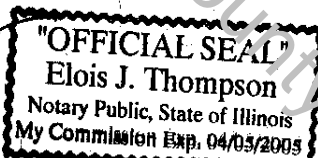
Attest: Marilyn Gross

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned do hereby certify that Tomasz Mazgaj and Helena Mazgaj 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 1ST day December 2003 .

Elois J. Thompson  
NOTARY PUBLIC

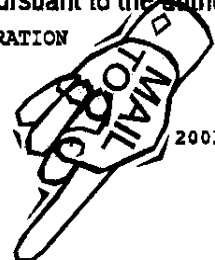
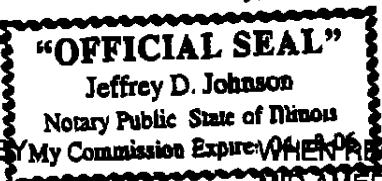


STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

I, THE UNDERSIGNED do hereby certify that, LONNIE O'BRIEN personally known to me to be the ASSISTANT VICE PRESIDENT of MID AMERICA BANK, FSB a CORPORATION, and MARILYN GROSS personally known to me to be the ASSISTANT SECRETARY 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 ASSISTANT SECRETARY 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 1ST day, DECEMBER 2003 .

Jeffrey D. Johnson  
NOTARY PUBLIC



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