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Doc#: 0412410056
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/03/2004 10:13 AM Pg: 1 of 4

NTA 04-3976.

Space above line for recording purposes.

4514513983129050

SUBORDINATION AGREEMENT

NOTICE: This subordination agreement results in your security interest in the property becoming subject to and of lower priority than the lien of some other or later security instrument

This Agreement is made this 7th day of April 2004, by and between **Wells Fargo Bank NV** a national bank with its headquarters located at **1740 Broadway, Denver Colorado** (herein called "Lien Holder"), and **Wells Fargo Home Mortgage, Inc.**, with its main office located in the State of **Iowa** (herein called the "Lender").

RECITALS

Lien Holder is the beneficiary/mortgagee under a deed of trust/mortgage, dated **December 12, 2000** executed by **Richard J Groessl and Mary Jo M. Groessl** (the "Debtor") which was recorded in the county of **Cook, State of Illinois**, as **0021240 /39** on **January 9, 2001** (the "Subordinated Instrument") covering real property located in **Park Ridge** in the above-named county of **Cook, State of Illinois**, as more particularly described in the Subordinated Instrument (the "Property").

PLEASE SEE ATTACHED EXHIBIT "A" (Legal Description)

Lender will make a loan to the Debtor secured by a deed of trust/mortgage on the Property which will be recorded (the "Lender Instrument"). The Lender Instrument will secure a promissory note/line of credit agreement in the amount of **\$294,000.00**.

Lien Holder has agreed to execute and deliver this Subordination Agreement.

NATIONS TITLE
246 E. JANNETT
LOMBARD

9/27/01

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ACCORDINGLY, in consideration of the property and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lien Holder hereby agrees with Lender as follows:

1. Regardless of any priority otherwise available to Lien Holder, the lien of the Subordinated Instrument is, shall be and shall remain fully subordinate for all purposes to the lien of the Lender Instrument, to the full extent of the sum secured by the Lender Instrument, including not only principal and interest on the principal indebtedness secured thereby but all other sums secured by the Lender Instrument, excluding non-obligatory future advances.
2. Lien Holder warrants to Lender that Lien Holder presently owns the Subordinated Instrument and indebtedness secured thereby, free and clear of all liens, security interests and encumbrances.
3. This Agreement is made under the laws of the State of Illinois. It cannot be waived or changed, except by a writing signed by the parties to be bound thereby. This Agreement is made between Lender and Lien Holder. It shall be binding upon Lien Holder and the successors and assigns of Lien Holder, and shall inure to the benefit of, and shall be enforceable by, Lender and its successors and assigns. Neither the Debtor nor any other person (except Lender, its successors and assigns), shall be entitled to rely on, have the benefit of or enforce this Agreement.

IN WITNESS WHEREOF, this Subordination Agreement is executed on the day and year first above stated.

WELLS FARGO BANK NV

NOTICE: This subordination agreement contains a provision which allows the person obligated on your real property security to obtain a loan a portion of which may be expended for other purposes than improvement of the land.



By: Susan Robles

Title: Assistant Vice President

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STATE OF Iowa)
) SS.
COUNTY OF Polk)

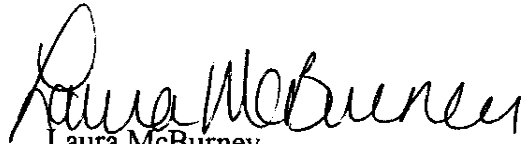
The foregoing instrument was acknowledged before me this 7 day of April, 2004, by Susan Robles of Wells Fargo Bank NV.

(bank officer name and title) (name of Wells Fargo Bank)

WITNESS my hand and official seal.

My commission expires:

4-23-05


Laura McBurney

Notary Public



Property of Cook County Clerk's Office

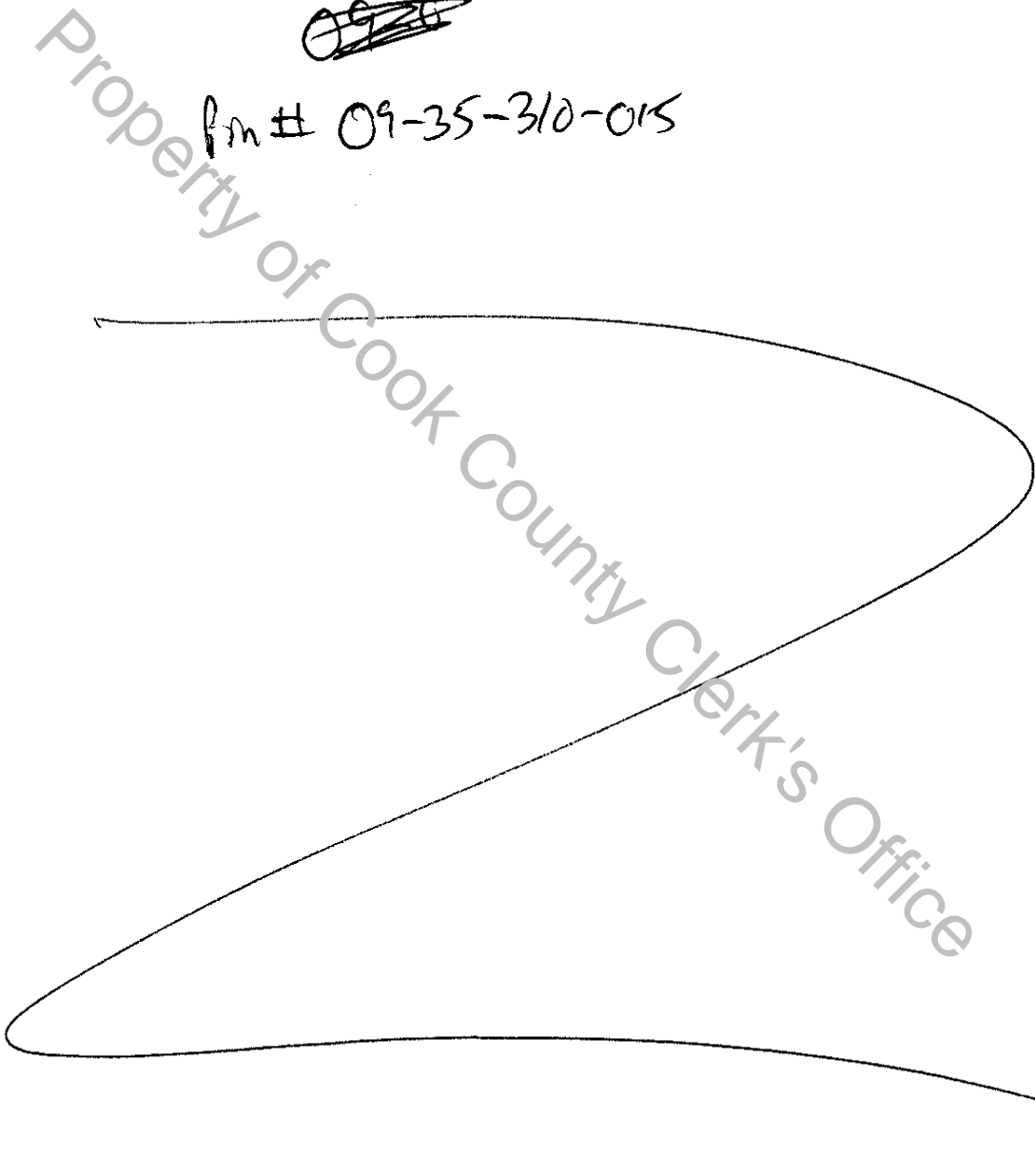
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LEGAL DESCRIPTION

LOTS 8 AND 9 IN HANSON'S SUBDIVISION OF BOOK 5 OF SHANNON AND CANFIELDS
SUBDIVISION IN PARK RIDGE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

~~09-35~~

fm # 09-35-310-015



Property of Cook County Clerk's Office

NATIONAL TITLE ASSOCIATION
246 E. WASHINGTON BLVD, #300
LOMBARD, IL 60148