

# UNOFFICIAL COPY



Doc#: 0412606145  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 05/05/2004 02:28 PM Pg: 1 of 5

**RECORDING REQUESTED BY**  
Fidelity National Lenders Solution  
2550 North Redhill Ave.  
Santa Ana, CA 92753

Recording requested by: LSI  
When recorded return to:  
Custom Recording Solutions  
2550 N. Redhill Ave. 471023  
Santa Ana, CA. 92705  
800-756-3524 ext. 5011  
nders Solution  
Ave.

APR 29 31 316 008 0000  
0631954308  
Prepared By:  
**SUBORDINATION AGREEMENT**

This Subordination Agreement is dated for reference 01/15/2004 and is between

WACHOVIA BANK whose

principal address is 7711 PLANTATION RD, ROANOKE, VA 24019,

(called "Junior Lender") and

New Senior Lender's  
Name : Wells Fargo Home Mortgage, Inc.

Senior Lender's  
Address : P.O. BOX 5137, DES MOINES, IA 503065137

(called "New Senior Lender")

## RECITALS

A. Junior Lender is the vested holder and owner of the following described promissory note (the "Note") secured by a mortgage or deed of trust (the "Security Instrument"):

Date of Note and Security Instrument : 04/30/1999

Borrower(s) Name(s) ("Borrowers") : FISHER DERRICK L AND TYKSINSKI SUSAN M

Property Address : 18233 MORRIS AVE HOMEWOOD, IL 60430-0000

Legal Description of real property secured by Security Instrument ("Property") :

Recording Date : 05/06/1999 County : COOK

Recording Number : 99436901 Book : \_\_\_\_\_ Page : \_\_\_\_\_

B. Borrowers, as current owners of the Property, wish to replace their current first priority mortgage loan on the Property with a new first priority mortgage loan secured by the Property from New

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Senior Lender in the original principal sum of \$ 117252.00  
(the "New Senior Security Instrument").

New Senior Lender will not provide this financing without an agreement by Junior Lender to subordinate its lien/security interest lien/security in the Property to the new interest of New Senior Lender .

In consideration of the benefits to Junior Lender from the new financing on the Property provided by New Senior Lender, Junior Lender agrees and declares as follows:

**1.Subordination to New Senior Security Instrument.**

Junior Lender agrees that upon recordation of the New Senior Security Instrument, Junior Lender's lien/security interest in the Property shall be unconditionally and forever inferior, junior and subordinate in all respects to the lien/security interest of Senior Mortgagee's New Senior Security Instrument and all obligations it secures. Junior Mortgagee irrevocably consents to and approves all provisions of the New Senior Security Instrument and the terms of the obligations it secures.

**2.No Subordination to Other Matters.**

Junior Lender is subordinating its lien/security interest to the New Security Instrument only, and not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent to future requests for subordination of its lien/security interest.

**3.No Waiver of Notice.**

By subordinating its lien/security instrument Junior Lender is not waiving any rights it may have under the laws of the State where the Property is located, or Federal law, to notice of defaults or other notices or rights conferred by law to junior lienholders and mortgagees.

**4.Successors and Assigns.**

This Agreement shall be binding upon and be for the benefit of any successor or assignee of the New Security Instrument or any successor of either of the parties.

**5.Governing Law.**

This Agreement shall be governed by the law of the State where the Property is located.

**6.Reliance.**

This Agreement can be relied upon by all persons having an interest in the Property or the New Senior Security Instrument.

**7.Entire Agreement; Amendments.**

This Agreement represents the entire and complete agreement between Junior Lender and Senior Lender. Any waiver, modification or novation of this Agreement must be in writing, executed by New Senior Lender (or its successors or assigns) and Junior Lender (or its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

**8.Acceptance.**

New Senior Lender shall be deemed to have accepted and agreed to the terms of this Agreement by recordation of this Agreement at or about the time New Senior Security Instrument is recorded. This Agreement shall be void if not recorded within 90 days of the reference date first written above.

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NEW SENIOR LENDER : Wells Fargo Home Mortgage Inc.

JUNIOR LENDER : WACHOVIA BANK OF DELAWARE

Wachovia Bank of Delaware

BY: \_\_\_\_\_

BY: Susan Cox

SUSAN COX  
ASST. VICE PRESIDENT

Property of Cook County Clerk's Office

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STATE OF VIRGINIA

COUNTY OF ROANOKE

On JANUARY 28, 2004 before

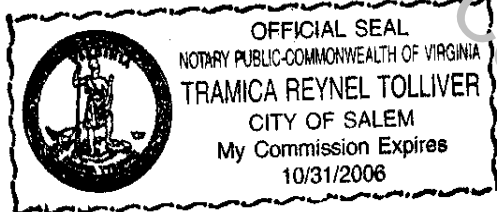
Me, TRAMICA REYNEL TOLLIVER *Notary*

Personally Appeared SUSAN COX, ASSISTANT VICE PRESIDENT OF WACHOVIA BANK OF DELAWARE NA

Personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Tramica Reynel Tolliver* Signature of Notary Public  
*Tramica R - Tolliver*



(This area for notarial seal)

Property of County Clerk's Office

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## Legal Description

### Exhibit "A"

Loan Number :

Borrower : DERRICK L FISHER And SUSAN M  
TYKSINSKI

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY  
OF COOK, IN THE STATE OF ILLINOIS, TO WIT:

LEGAL DESCRIPTION LOTS 8 AND 11 IN AMCORE BANK NATIONAL ASSOCIATION,  
WOODSTOCK, 3 IN VILLAGE OF THORNTON STATION A SUBDIVISION OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH RANGE  
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN: 29-31-316-008-0000