

LaSalle Bank
Prepared by Theresa Olive
SUBORDINATION AGREEMENT

MAIL TO: LaSalle Bank NA
Attn: Collateral Services Department
4747 W. Irving Park Road
Chicago, IL 60641

Account 205-7300204703

MAIL TO:
RESIDENTIAL TITLE SERVICES
1910 S. HIGHLAND AVE.
SUITE 202
LOMBARD, IL 60148

UNOFFICIAL COPY



Doc#: **0413911136**
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 05/18/2004 11:08 AM Pg: 1 of 2

THIS SUBORDINATION AGREEMENT, made in the City of Chicago, State of Illinois this 1st day of April, 2004 by LaSalle Bank, NA, a national banking association organized and existing under and by virtue of the laws of the United States of America, and doing business and State of Illinois ("Bank").

Witnesseth

WHEREAS, the Bank is the owner of a mortgage dated March 31, 2000 and recorded April 6, 2000 among the land records in the Office of the Recorder of Deeds of Cook County, Illinois as document number 00241352 made by Mikhail Galperin and Tatyana Galperin ("Borrowers"), to secure and indebtedness of \$70,000.00 ("Mortgage"); and

WHEREAS, Borrowers are the owners of that certain parcel of real estate commonly known as 1821 Camden Drive, Glenview, IL 60025 and more specifically described as follows:

SEE ATTACHED LEGAL DESCRIPTION

PIN # 04-23-106-025-0000 vol:133

WHEREAS, Abnamba Mortgage Corp ("Mortgagee") has refused to make a loan to the Borrowers in the amount not to exceed \$285,000.00 except upon condition that the Mortgage be subordinate to said mortgage lien of Mortgagee.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars in hand paid by each of the parties hereto to the other, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in order to induce Mortgagee make the loan to Borrowers, it is hereby mutually agreed, as follows:

1. That the Bank covenants and consents that the lien of its Mortgage shall be subject and subordinate to the lien of Mortgagee's mortgage dated 2/19/04 reflecting and securing the loan made by Mortgagee to Borrower, in the amount not to exceed Two Hundred Eighty Five Thousand Dollars and No/100 and to all renewals, extensions of replacements of said Mortgagee's mortgage; and

2. That this Agreement shall be binding upon and shall insure to the benefit of Mortgagee, its successors and assigns.

IN WITNESS WHEREOF, this Subordination Agreement has been executed by the Bank of the date first above written.

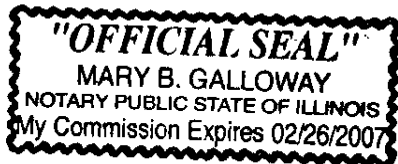
By: Sandra DeLeon
Sandra DeLeon (Team Leader)

STATE OF ILLINOIS }
}SS
COUNTY OF COOK }

I, the undersigned, a notary public in an for said County, in the State aforesaid, DO HEREBY CERTIFY that, Sandra DeLeon (Team Leader) of LaSalle Bank, NA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of the "Bank", for the uses and purposes therein set forth.

Given under my hand official seal, this 1st day of April, 2004.

Mary B. Galloway
Notary Public



UNOFFICIAL COPY**Appendix A – Legal Description****PARCEL 1: (UNIT #213-038)**

THAT PART OF LOT 213 IN HEATHERFIELD UNIT 2, BEING A RESUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1999 AS DOCUMENT NO. 99136091, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 213; THENCE NORTH 01 DEGREES 07 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 213, 39.60 FEET TO A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52 MINUTES 52 SECONDS WEST, 106.00 FEET TO THE WEST LINE OF SAID LOT 213; THENCE NORTH 01 DEGREES 07 MINUTES 08 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 213, 28.53 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 52 SECONDS WEST, 73.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 08 SECONDS EAST, 7.20 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 52 SECONDS EAST, 33.00 FEET TO A POINT 75.33 FEET, AS MEASURED ALONG THE EAST LINE OF SAID LOT 213, NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 01 DEGREES 07 MINUTES 08 SECONDS WEST, 35.73 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEATHERFIELD SINGLE FAMILY ATTACHED HOMES RECORDED JUNE 11, 1998 AS DOCUMENT NUMBER 98494996.

Commonly known as: 1821 CAMDEN DRIVE
GLENVIEW, IL 60025