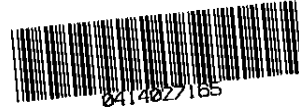


UNOFFICIAL COPY



Doc#: 0414027165
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/19/2004 03:55 PM Pg: 1 of 3

**RECORDING REQUESTED BY:
AND WHEN RECORDED, MAIL TO:**

PREPARED BY & RETURN TO:
RAY HUNDLEY
TRANSCONTINENTAL TITLE CO
4033 TAMPA RD, SUITE 101
OLDSMAR, FL 34677
1-800-275-7897

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

D-2205623-T

SUBORDINATION AGREEMENT

THIS AGREEMENT, made April 19, 2004 by and between HomEq Servicing Corporation, successor by merger to TMS Mortgage, Inc., dba The Money Store, "Lienholder" and Watermark Financial Partners, inc.

WHEREAS, Barbara J. Sims "Borrower" executed and delivered to H.C.P. Sales, Inc. a mortgage dated February 28, 1998, in the amount of \$16,598.50 (Sixteen Thousand Five Hundred Ninety Eight and 50/100ths) and interest, which mortgage was recorded May 28, 1998 as document # 98443867, book xxx, page xxx, which mortgage was assigned to Lienholder by assignment recorded May 28, 1998, as document # 98443868, book xxx, page xxx in Cook County, State of Illinois, covering the following described property, located in the aforesaid county and state, the "Property":

PROPERTY MORE FULLY DESCRIBED IN SAID MORTGAGE

WHEREAS, Borrowers executed and delivered to Watermark Financial Partners, Inc. a mortgage on the above described Property in the amount not to exceed \$82,791.00.

NOW THEREFORE, for good and valuable consideration, and in order to induce Watermark Financial Partners, Inc. to advance funds upon its mortgage, Lienholder does hereby subordinate the lien of its mortgage to the lien of Watermark Financial Partners, Inc. and all extensions, modifications and renewals thereof, and all advances and mandatory future advances thereunder, notwithstanding that the Lienholder's mortgage was executed and recorded prior to the execution and recordation of Watermark Financial Partners, Inc., and agrees that all right, title, lien and interest acquired, either by foreclosure proceedings or otherwise, under its mortgage shall be prior and superior to any and all rights, title, lien and interest heretofore and hereafter acquired by Lienholder under the Lienholder's mortgage.

P3
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IN TESTIMONY WHEREOF, Lienholder has caused these presents to be executed the day and year first above written.

HomEq Servicing Corporation, successor by merger to TMS Mortgage, Inc., dba The Money Store

Risha Kaylor
Witness: Risha Kaylor

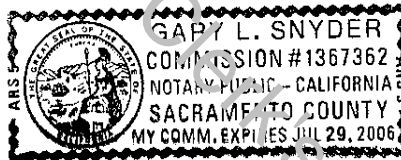
Juanita Jernette
Juanita Jernette, Vice President

State of California
County of Sacramento

On APR 21 2004, before me, Gary L. Snyder, ~~Notary Public~~ a notary public, personally appeared Juanita Jernette personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name 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. vice president

Witness my hand and official seal.

Gary L. Snyder
Notary Public Gary L. Snyder



Loan No.: 74001314

Borr: Sims

Escrow:

This is to certify that the within instrument has been prepared by a party to this instrument.

Risha Kaylor
Risha Kaylor, Authorized Party for
HomEq
4837 Watt Avenue
North Highlands, CA 95660

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EXHIBIT "A"

10-00438700

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE
COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

LOT 36 IN BLOCK 4 IN CEPEKS SUBDIVISION, BEING A
RE-SUBDIVISION OF THE SUBDIVISION OF THE EAST 1/2 OF
THE SOUTHEAST 1/4 (EXCEPT THE NORTH 1/4 THEREOF) OF
SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, INCLUDING VACATED STREETS
THEREIN AS PER PLAT RECORDED AUGUST 13, 1915 AS
DOCUMENT 5601417, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PROPERTY CONVEYED TO BARBARA J. SIMS
BY DEED FROM WANDA KING, ERNIE FINNEY AND KENNETH
FINNEY RECORDED 01/02/1997 IN DEED DOCUMENT NO.
97000128, IN THE OFFICE OF THE RECORDER OF DEEDS FOR
COOK, ILLINOIS.

Property of Cook County Clerk's Office