



Nations 02-11577

Doc#: 0414134037  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/20/2004 10:16 AM Pg: 1 of 3

SUBORDINATION AGREEMENT

THIS AGREEMENT is entered into this 10th day of October 2002, by Vintage Mortgage ("the Lender") and Suburban Bank & Trust Co. ("Lienholder").

Recitals

Lienholder holds a Second Mortgage dated June 26, 2001 in the original principal amount of \$30,000.00, which Second Mortgage was granted by James M. Nakawatase and Lilly Nakawatase to Suburban Bank & Trust Co. and filed of record in the Office of County of Cook, State of Illinois as document No.0010697257, securing an interest in the following described real estate property:

LOT 55 IN RANCE VILLAGE UNIT NUMBER 2 IN LINCOLNWOOD SUBDIVISION OF NORTH HALF OF NORTHEAST QUARTER OF SOUTHEAST QUARTER EXCEPT EAST 660 FEET THEREOF IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN PLAT RECORDED APRIL 14, 1958 AS DOCUMENT 17179884 IN COOK COUNTY ILLINOIS.

Commonly known as 3325 W. Columbia Ave. Lincolnwood, Illinois 60172 The Real Property tax identification number is 10-35-426-006.

The Lender originated a First Mortgage dated 10-16-02 in the original principal amount of \$206,000.00, which first mortgage was granted by James M. Nakawatase and Lilly Y. Nakawatase to Vintage Mortgage filed of record in the Office of County of Cook, State of Illinois in Deed Book at Page , securing an interest in the property.

The Lender will provide credit to refinance the first mortgage secured by the property if Lien holder subordinates its Second Mortgage Lien to the Lender's new First Mortgage Lien.

NOW THEREFORE, in consideration of the covenants contained herein, the parties agree as follows:

1. Subordination. Lien holder agrees to and hereby does subordinate its second mortgage lien in the property to a new First Mortgage Lien to be filed by the Lender in order to refinance its existing First Mortgage.
2. Effect. The Lender agrees that Lien holder's Second Mortgage shall in no way be impaired or affected by this agreement except that the Second Mortgage Lien shall stand Junior and Subordinate to the Lender's new First Mortgage in the same manner and to the same extent as if the Lender's new First Mortgage had been filed prior to the execution and recording of the Lienholder's Second Mortgage.
3. At no time, without Lien holder's written consent, should the principal amount secured by Lender's First Mortgage exceed the original principal amount of \$206,000.00

In Witness Whereof, the parties have executed this Subordination Agreement as on the date and year first above written

Suburban Bank & Trust Co.

Vintage Mortgage

BY: Christa Eastman, Asst. Vice President

By: manager

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# UNOFFICIAL COPY

State of Illinois )  
County of DuPage ) ss

On this 10th of October 2002, before me a notary public in and for the above county and state, appeared Christa Eastman ,who stated that she is the Asst. Vice President of Suburban Bank & Trust Co.and acknowledged that she signed and delivered this instrument as a free and voluntary act and the free and voluntary act of the corporation.



*Mary Lou Craig*  
\_\_\_\_\_  
Notary Public

State of )  
County of ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me a notary public in and for the above county and state, appeared \_\_\_\_\_, who stated that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and acknowledged that he/she signed and delivered this instrument as a free and voluntary act and the free and voluntary act of the corporation.

\_\_\_\_\_  
Notary Public

Nations Title Agency  
246 E. Janata Blvd. #300  
Lombard, IL 60148

# UNOFFICIAL COPY

## AFFIDAVIT FOR CERTIFICATION BY PARTY NOT ON ORIGINAL DOCUMENT (55 ILCS 5/3-5013)

STATE OF ILLINOIS }  
Cook COUNTY } ss.

I, (print name) Keith Deluca being duly sworn, state that I  
have access to the copies of the attached document(s) (state type(s) of  
document(s)) Assignment of Mortgage

as executed by (name(s) of party(ies)) Vintage Mortgage

My relationship to the document is (ex. - Title Company, agent, attorney)  
title company

I state under oath that the original of this document is lost, or not in possession of  
the party needing to record the same. To the best of my knowledge the original  
document was not intentionally destroyed or in any manner disposed of for the  
purpose of introducing a copy thereof in place of the original.

Affiant has personal knowledge that the foregoing statements are true.

Keith Deluca  
Signature

3/24/04  
Date

Subscribed and sworn to before me  
this 24th day of March, 2004

Angela M. DeLuca  
Notary Public



Nations Title Agency  
246 E. Janata Blvd. #300  
Lombard, IL 60148