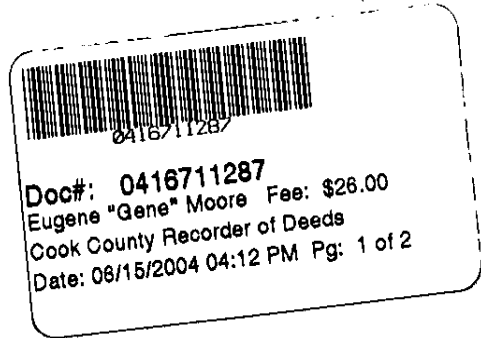


# UNOFFICIAL COPY



3755  
STEWART TITLE OF ILLINOIS  
2 N. LA SALLE STREET  
SUITE 1920  
CHICAGO, IL 60602

[Space Above This Line For Recording Data]

## SUBORDINATION OF MORTGAGE OR TRUST DEED

This Subordination Agreement (the "Agreement") is made and entered into this 15TH day of MAY 2004 by and among MidAmerica Bank, fsb., (the "Lender"), MIDAMERICA BANK (the "Subordinating Party") and TCF NATIONAL BANK ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED 11/02/98, AND KNOWN AS TRUST NO. 1998-11-2 (hereinafter collectively referred to as the "Borrowers").

Whereas, the Borrowers are indebted to the subordinating Party by reason of a NOTE in the amount of \$80,000.00 with interest payable as therein provided; and, in order to secure said NOTE, the Borrowers did execute a Mortgage/Trust Deed in favor of the Subordinating Party, dated JANUARY 16, 2002 and recorded in the office of the Recorder of Deeds of COOK County, Illinois on FEBRUARY 6, 2002 as document No. 0020154023 for certain premises located in COOK County, Illinois ("Property") described as follows:

0416711286

- PARCEL 1: THE WEST 29.95 FEET OF THE EAST 102.50 FEET OF LOT 7 (AS MEASURED PERPENDICULAR TO THE EAST LINE THEREOF) IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, BEING A RESUBDIVISION OF LOTS 118 THRU 144 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.
- PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY RUFFLED FEATHERS PLAT OF SUBDIVISION, AFORESAID.
- PARCEL 3: EASEMENTS FOR INGRESS AND EGRESS FOR BENEFIT OF PARCEL 1 OVER OUTLOTS 23, 24 AND 25 IN RUFFLED FEATHERS GOLF CLUB COMMUNITY, AFORESAID.

P.I.N. 22-34-103-025-0000

PROPERTY: 14 LAHINCH DRIVE, LEMONT, IL 60439

WHEREAS, the Borrowers are or will be indebted to MidAmerica Bank, fsb ("Lender") by reason of a NOTE in the amount of \$255,000.00 with interest payable as therein provided; and, in order to secure said NOTE, the Borrowers have or will execute a Mortgage/Trust Deed in favor of the Lender dated MAY 15 2004 and recorded in the office of the Recorder of Deeds of COOK County, Illinois on as Document No. for the above described Property;

WHEREAS, the Lender, as a condition precedent to the origination of said loan to the Borrowers requires the subordination of the lien held by the Subordinating Party to the Lenders new lien;

WHEREAS, the Borrowers and the Subordinating Party wish to subordinate the lien of the Subordinating Party to the new lien of the Lender;

WHEREAS, the Subordinating Party is the sole owner of the Note and Mortgage/Trust Deed and is not merely agent for collection, pledgee or holding same in trust for any person, firm or corporation;



\*01 184601\*



# UNOFFICIAL COPY

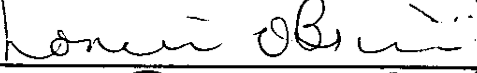
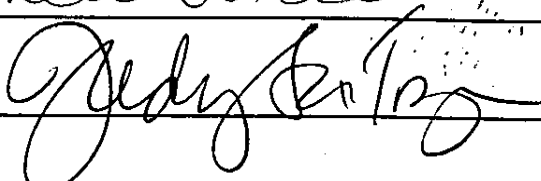
NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and such other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the Borrowers, the Lender, and the Subordinating Party do hereby covenant and agree that the Note and Mortgage/Trust Deed in favor of the Subordinating Party, and all of the terms, covenants and conditions thereof, are made subject, subordinate and inferior to the Note, Mortgage/Trust Deed and Assignment of Rents, and any other agreement in favor of the Lender, acting as security for said Note, and all advances made or to be made thereof.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 15TH day of MAY 2004

BORROWERS:

SUBORDINATING PARTY:

  
\_\_\_\_\_  
ANTHONY J. VALENZA  
  
\_\_\_\_\_  
JOAN M. VALENZA

By:   
\_\_\_\_\_  
Attest:   
\_\_\_\_\_

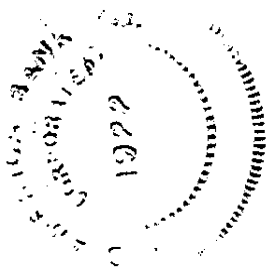
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

I, do hereby certify that and personally known to me to be the same persons whose names who are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said Subordination Agreement as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal this \_\_\_\_\_ day

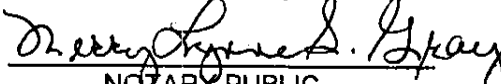
\_\_\_\_\_  
NOTARY PUBLIC

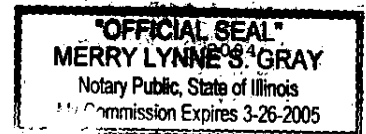
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF DUPAGE )  
*book*



I, THE UNDERSIGNED do hereby certify that, **LONNIE C. RIEN** personally known to me to be the **ASSISTANT SECRETARY** of **MID AMERICA BANK, FSB** a CORPORATION, and **JUDY LATOZA** personally known to me to be the **ASSISTANT SECRETARY** of said corporation and both of whom are personally known to be the same persons whose names who are subscribed to the foregoing Subordination Agreement, appeared before me this day in person and severally acknowledged that as such **ASSISTANT SECRETARY** and **ASSISTANT SECRETARY** they signed and delivered the foregoing Subordination Agreement and caused this corporate seal of **MID AMERICA BANK, FSB** to be affixed thereto pursuant to the authority given by the Board of Directors as their free and voluntary act and deed of said CORPORATION, for the uses and purposes set forth therein.

Given under my hand and official seal this 15TH day, MAY

  
\_\_\_\_\_  
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:  
KENNETH KORANDA  
2650 WARRENVILLE ROAD  
SUITE 500  
DOWNERS GROVE, IL 60515-1721

WHEN RECORDED RETURN TO:  
MID AMERICA BANK, FSB.  
2650 WARRENVILLE ROAD  
SUITE 500  
DOWNERS GROVE, IL 60515-1721

