

UNOFFICIAL COPY



0421746170

Doc#: 0421746170
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/04/2004 02:32 PM Pg: 1 of 4

SUBORDINATION AGREEMENT

406070
This Agreement made this 4th day of June, 2004 between Chicago Victory Church; Association of Victory Churches and Fernando Rivas, hereinafter called "Borrower", and BankFinancial, F.S.B. hereinafter called "Lien Holder", and

WITNESSETH:

Whereas lien holder is the owner and holder of a certain mortgage covering said premises, and of the note which said mortgage secures, said mortgage bearing the date of the April 18, 2001, being made by borrower to lien holder to secure payment of two hundred ten thousand AND 00/100-(\$ 210,000.00), and interest, and recorded in the office of the Recorder of Deeds of the County of Cook on the 8th day of May, 2001, as Document No. 0010381374,

SEE LEGAL DESCRIPTION BELOW:

UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1 IN BLOCK 1 IN WILSON AND GOULD'S SUBDIVISION OF THE WEST 1/2 OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-02-428-007-0000

PARCEL 2:

THAT PART OF LOT 1 IN CHRISTIANA, BEING A SUBDIVISION OF THE EAST OF 1/2 OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE SAID LOT 1 AND THE SOUTHERLY LINE OF GRAND AVENUE, 100 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 72.5 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT FROM ABOVE DESCRIBED PREMISES THAT PART THEREOF IF ANY TAKEN FOR OPENING OR WIDENING AUGUSTA STREET), IN COOK COUNTY, ILLINOIS.

PIN: 16-02-428-008-0000

PARCEL 3:

THAT PART OF LOT 1 LYING SOUTH OF AUGUSTA BOULEVARD IN CHRISTIANA, A SUBDIVISION OF THE EAST 1/2 OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 1 IN CHRISTIANA, BEING A SUBDIVISION OF THE EAST 1/2 OF LOT 5 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE SAID LOT 1 AND THE SOUTHERLY LINE OF GRAND AVENUE, 100 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 1 TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 72.5 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPT FROM ABOVE DESCRIBED PREMISES THAT PART THEREOF IF ANY TAKEN FOR OPENING OR WIDENING AUGUSTA STREET), IN COOK COUNTY, ILLINOIS.

PIN: 16-02-428-009-0000 (Parcel 3 and 4)

PARCEL 5:

UNOFFICIAL COPY

LOT 1 IN MORTIMER STEECES AUGUSTA GRAND SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 10654439, IN COOK COUNTY, ILLINOIS.

PIN: 16-02-428-041-0000

Whereas, on condition that said mortgage be subordinated in the manner hereinafter appearing, "Lien Holder" is about to accept from a borrower mortgage covering said property herein above described bearing the date of the 4th of June, 2004, made by borrower to "Lien Holder" to secure payment of four hundred twenty seven thousand six hundred sixteen AND 19/100--- (\$427,616.19) dollars and interest:

Now, therefore, in consideration of the premises and to induce "Lien Holder" to accept the said mortgage from borrower, and also for other good and valuable consideration, the receipt whereof is hereby acknowledged, borrower and lien holder do hereby severally and respectfully, covenant, consent and agree, that said mortgage owned and held by the lien holder shall be, and the same is hereby made, subject and subordinate in lien and priority to the lien of said mortgage bearing the date of the 4th day of June, 2004 in the sum of four hundred twenty seven thousand six hundred sixteen AND 19/100--- (\$427,616.19) dollars and interest on the property herein above described made by Borrower to "Lien Holder".

This Subordination Agreement shall be binding and inure upon to the benefit of the respective heirs, legal representatives, and successors, of the parties hereto.

In Witness Whereof, the parties have signed this Subordination Agreement of the day and year first above written.

DATE

7/21, 04

BORROWER

BankFinancial, F.S.B.

Chicago Victory Church

By:

[Signature]

Fernando Rivas

By:

[Signature]
Walter Adreani

Regional Vice President

Association of Victory Churches

By:

[Signature]

Fernando Rivas

[Signature]

Fernando Rivas, Individually

UNOFFICIAL COPY

STATE OF ILLINOIS)

)SS

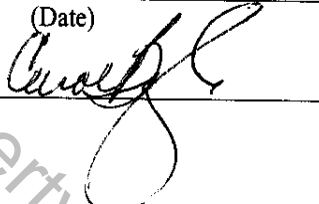
COUNTY OF COOK)

I, CAROL BUCZKOWSKI a Notary Public in and for said county, in the state aforesaid, hereby certify, that **Walter Adreani, Regional Vice President of BankFinancial, F.S.B. and Fernando Rivas**, who are personally known to me to be the same person whose name(s) is (are) 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 for the uses and purposes therein set forth.

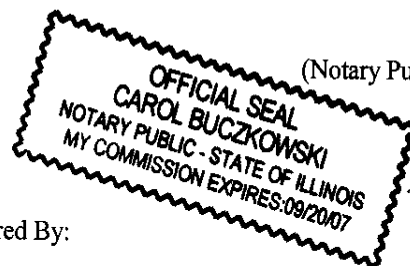
Given under my hand and Notarial Seal

(Date)

7-20-2007



(Notary Public)



Mail to:

BankFinancial, F.S.B.3443 W. Touhy Ave.LINCOLNWOOD, IL 60712

This instrument Prepared By:

Name Walter Adreani, Regional Vice President. (1901001909/WA)Address 15W060 N. Frontage Rd., Burr Ridge, IL 60517

Property of Cook County Clerk's Office

Pastor/President
Chgo Victory Church