



Doc#: 0428149164  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 10/07/2004 02:47 PM Pg: 1 of 4

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MAIL TO:  
HOME EQUITY TITLE  
SERVICES, INC.  
855 E. GOLF RD. #2140  
ARLINGTON HEIGHTS, IL 60005

Illinois

**SUBORDINATION AGREEMENT**

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This Subordination Agreement (this "Agreement"), granted this 23rd day of September 2004, by CHASE MANHATTAN BANK USA N.A. ("Chase") to HSBC MORTGAGE CORPORATION (USA) (the "Lender"),

WITNESSETH:

WHEREAS, Chase has heretofore extended a line of credit/loan to ROBERT HART And STEPHANIE HART HUSBAND AND WIFE AND MARY HART, MARRIED TO LEO J. HART (the "Borrower") pursuant to a Home Equity Line of Credit Agreement/Loan Note dated March 18, 2004 (the "Line of Credit/Loan"); and

WHEREAS, the Borrower's obligations under the Line of Credit/Loan 8038404417 are secured by a Mortgage from the Borrower to Chase, dated March 18, 2004, recorded March 26, 2004 in the Land Records of COOK County, Illinois as Document \*040864163 (the "Home Equity Mortgage"), covering real property located at 176 PARKVIEW, RIVERSIDE, IL 60546 (the "Property"); and

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P.I.N. # 15-35-401-020 *see attached legal description*

This document was prepared by CHASE MANHATTAN BANK USA N.A., Home Equity Subordination, 20 South Clinton Avenue, S-3, Rochester, NY 14604 and after recording should be returned to: CMMC Records Management, 700 Kansas Lane, Monroe, LA 71203 ATTN: Alison Latino.

Home Equity Account Number 8038404417

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# UNOFFICIAL COPY

WHEREAS, the Lender proposes to make a loan in the original principal amount of \$255,000.00 to the Borrower (the "New Loan"), the proceeds of which will be used to repay in full all of the Borrower's original obligations secured by an original Mortgage, and to obtain a release of the lien created by the original Mortgage; and

WHEREAS, as a condition of making the New Loan, the Lender has required the Borrower to execute a mortgage on the Property securing repayment of the New Loan (the "New Mortgage"), which, upon execution and recordation of this Agreement, shall have a first lien position on the Property.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Chase hereby agrees as follows:

1. Chase hereby subordinates the lien created by the Home Equity Mortgage to the lien created by the New Mortgage to the end that the lien of the New Mortgage shall be superior to the lien of the Home Equity Mortgage.
2. The subordination described in paragraph 1. above shall not apply to any future advance of funds to the Borrower by the Lender except for advances necessary to protect the security of the New Mortgage.
3. This Agreement shall be binding upon and shall inure to the benefit of Chase and the Lender and their respective successors and assigns, and any purchaser at any foreclosure sale instituted pursuant to the Home Equity Mortgage or the New Mortgage.
4. This Agreement shall be construed in accordance with the laws of the State of Illinois.

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Chase has caused this Agreement to be executed by its duly authorized representative as of the day and year first above written.

WITNESS:

CHASE MANHATTAN BANK USA, N.A.

Kim Leberth

By: Harold W. Drake

Name: HAROLD W. DRAKE

Title: MORTGAGE OFFICER

STATE OF NEW YORK, COUNTY OF MONROE, to wit:

I hereby certify that, on this 23rd day of September 2004, before the subscriber, a Notary Public of the aforesaid State, personally appeared HAROLD W. DRAKE, who acknowledged himself/herself to be the MORTGAGE OFFICER, a body corporate, and that he/she executed the foregoing Subordination Agreement for the purposes therein contained by signing the name of the said body corporate by himself/herself as MORTGAGE OFFICER.

Donna E. Bloechl

Notary Public

**DONNA E. BLOECHL**

Notary Public - State of New York

No. 4816909

Qualified in Monroe County

My Commission Expires November 30, 2006

My Commission Expires: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

THE WEST ½ OF LOT 129 (MEASURED ON STREET AND REAR LINE OF LOT) IN BLOCK 11, IN FOURTH DIVISION OF RIVERSIDE IN THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN RIVERSIDE, IN COOK COUNTY, ILLINOIS.

TAX MAP/ID NUMBER: 15-35-401-020

15-35-401-020

COMMONLY KNOWN AS: 176 PARKVIEW RCAD

RIVERSIDE, IL 60546

Property of Cook County Clerk's Office