

# UNOFFICIAL COPY



Doc#: 0432446054  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 11/19/2004 08:32 AM Pg: 1 of 4

TICOR TITLE

(Do not write above this line. This space is reserved for recording.)

#68959001043799

Bank of America



Real Estate Subordination Agreement  
(Bank of America to Third Party)

This instrument was prepared by and after recording return to:

Bank of America, N.A.  
P.O. Box 26865  
Richmond, VA 23261-7025  
Attn: Portfolio Administration

TICOR TITLE

393440

This Real Estate Subordination Agreement ("Agreement") is executed as of 09/20/2004, by Bank of America, N.A., formerly known as NationsBank, N.A. ("Bank of America"), having an address of P.O. Box 26865 Richmond, VA 23261-7025 ("Subordinator"), in favor of SEBRING CAPITAL PARTNERS LIMITED PARTNERSHIP, ISAOA, having an address for notice purposes of 4000 INTERNATIONAL PARKWAY SUITE 3000 CARROLLTON, TX 75007 (Junior Lienholder).

Whereas, Bank of America is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 06/14/2000, executed by VICTOR KOFMAN AND VITORIA KOFMAN and which is recorded in Volume/Book N/A, Page N/A, and if applicable, Document# 00529179, of the land records of COOK COUNTY, IL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lienholder has been requested to make a loan, line of credit or other financial accommodation to VICTOR KOFMAN AND VITORIA KOFMAN (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering, without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of SEBRING CAPITAL PARTNERS LIMITED PARTNERSHIP, ISAOA in the maximum principal face amount of \$174,600.00 (the "Principal Amount"), including provisions for acceleration and payment of collection costs (the "Obligation"); and

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Whereas, Junior Lienholder requires, as a condition to the making of the Obligation, that the Junior Lien be superior to the Senior Lien;

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**Now, Therefore**, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and with the understanding by Bank of America that Junior Lienholder will rely hereon in making the Obligation, Bank of America agrees and covenants that the Senior Lien and the rights of Bank of America thereunder and all other rights of Bank of America now or hereafter existing in or with respect to the Property are hereby subordinated, and are and shall remain completely and unconditionally subordinate to the Junior Lien and the rights of Junior Lienholder thereunder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien and /or the Obligation.

This Subordination Agreement is limited to an amount of **\$174,600.00**, which is the original amount of the Junior Lienholder's principal balance; plus interest and any additional amounts advanced pursuant to the provision of said security instrument for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lienholder's rights in the Property. This Agreement shall inure to the benefit of Junior Lienholder and be binding upon Bank of America, its successors and assigns and shall be binding upon any purchaser or purchasers (at foreclosure or otherwise) of the Property or any part thereof, and their respective heirs, personal representatives, successors and assigns.

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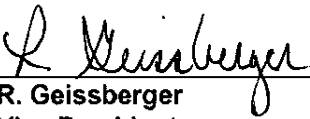
Property of Cook County Clerk's Office

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Witness name: **Tanisha Anderson**

  
Witness name: **Wendy Hunt**

Bank of America, N. A.

By:   
R. Geissberger  
Vice President

seal

Bank of America, N.A. Acknowledgment:

Commonwealth of VIRGINIA

County of HENRICO / City of RICHMOND

On this the Twentieth day of September, 2004, before me, Tanice Thomas-Mcbain, the undersigned officer, personally appeared R. Geissberger, who acknowledged him/herself to be the Vice President of Bank of America, N.A., a national association, and that (s)he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.

  
Signature of Person Taking Acknowledgment  
Commission Expiration Date: 09/30/2007

seal

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Property of Henrico County Clerk's Office

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000393440 SC

**STREET ADDRESS:** 9651 N KOSTNER

**CITY:** SKOKIE

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 10-10-420-044-0000

**LEGAL DESCRIPTION:**

THE SOUTH 7 FEET OF LOT 19, ALL OF LOT 20, AND THE NORTH 15 FEET OF LOT 21 IN KRENN AND DATO'S SECOND NILES EVANSTON ADDITION, BEING A SUBDIVISION OF THAT PART LYING SOUTHEASTERLY OF THE CENTER LINE OF NILES CENTER ROAD OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; TOGETHER WITH THAT PART LYING EAST OF SAID ROAD OF A STRIP OF LAND ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SOUTHEAST 1/4 MEASURING 11.50 FEET ON THE EAST AND 8.50 FEET ON THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 10, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office