

# UNOFFICIAL COPY



Doc#: 0436345179  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/28/2004 03:14 PM Pg: 1 of 3

Prepared by & Mail to:  
KEN KORANDA  
2650 Warrenville Rd., Ste 500  
Downers Grove, IL 60515  
Attn: Anne Prazak

LOAN # 760410541



## SUBORDINATION OF MORTGAGE OR TRUST DEED

This Subordination Agreement (the "Agreement") is made and entered into this 13<sup>th</sup> day of DECEMBER, 2004, by and among WELLS FARGO BANK, NA (the "Lender"), and Mid America Bank, fsb ("Subordinating Party") and DENNIS CALLAHAN, (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 \$20,000.00 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 4/4/2002, and recorded in the office of the Recorder of Deeds of COOK County, Illinois on 4/25/2002 as Document No. 0020475051 for certain premises located in COOK County, Illinois, (Property) described as follows:

Lot 18 (except the south 7.16 feet hereof) and the South 15 feet of Lot 19 all in Baldwin Davis Subdivision of Lots 5, 6, and 8 in Block 2, in Hagen and Brown's Addition to Chicago, said addition being a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois  
PIN: 13 35 316 036 PROPERTY ADDRESS: 1731 N HARDING AVE., CHICAGO, IL 60647

WHEREAS, the Borrowers are or will be indebted to WELLS FARGO BANK, NA. ("Lender") by reason of a note in the amount of \$127,400.00 with interest payable as therein provided; and, in order to secure said note, the Borrowers have or will sign a Mortgage/Trust Deed in favor of the Lender dated 12/20/2004, and recorded in the office of the Recorder of Deeds of COOK County, Illinois on 12/28/04 as Document No. for the above described Property;

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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;

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and such other good and valuable consideration, the receipt and sufficiently 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 a 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 13<sup>TH</sup> day of DECEMBER, 2004.

BORROWERS:

DENNIS CALLAHAN

SUBORDINATING PARTY:

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

Vice President

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

Assistant Secretary



**UNOFFICIAL COPY****EXHIBIT A**

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: Lot 18 (except the South 7.16 feet thereof) and the south 15 feet of Lot 19 all in Baldwin Davis Subdivision of Lots 5, 6, and 8 in Block 2 in Hagen and Brown's Addition to Chicago, said addition being a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Being the same property conveyed to the Grantee(s) by deed from Jose M. Gonzalez and Lucila Gonzalez, dated 09-14-2001 and recorded 10-25-2001 in Deed Book 0010999176.

Send your Mortgage/Deed of Trust for recording to: ATTN: BETTY  
DREXLER 134 N. LASALLE SUITE ~~1204~~ <sup>800</sup> CHICAGO, IL 60602

Property of Cook County Clerk's Office