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0504541039

Doc#: 0504541039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/14/2005 10:32 AM Pg: 1 of 3

8601030392

PREPARED BY AND

WHEN RECORDED MAIL TO:

GMAC Mortgage

500 Enterprise Road
Horsham, PA 19044

Prepared by: Charlotte Hall

2058727/MTC/MW/2002

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made February 3, 2005, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registration System, Inc.**

WITNESSETH:

THAT WHEREAS MICHAEL ANSERT AND DAWN ANSERT, residing at 2035 Beachwood Avenue, Wilmette, IL 60091 did execute a Mortgage dated 8/6/2004 to **Mortgage Electronic Registration System, Inc.** covering:

SEE ATTACHED

To Secure a Note in the sum of \$ 105,000.00 dated 8/6/2004 in favor of **Mortgage Electronic Registration System, Inc.**, as nominee for **GMAC Mortgage Corporation**, which Mortgage was recorded 9/8/2004 as Document No. 0425218022.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of \$ 560,000.00 dated 12/13/04 in favor of **AIR MORTGAGE**, here in after referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage is to be recorded concurrently herewith; and Doc # 0435539028

WHEREAS, it is a condition precedent to obtaining said loan that Lender's mortgage last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of **Mortgage Electronic Registration System, Inc.** mortgage first above mentioned.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

M.G.R. TITLE

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(1) That said mortgage securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** mortgage first above mentioned.

(2) Nothing herein contained shall affect the validity or enforceability of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** mortgage and lien except for the subordination as aforesaid.

WITNESSED BY:

By: [Signature]
 Jazrael Turner
 By: [Signature]
 Amber Overton

By: [Signature]
 Jazrael Turner
 By: [Signature]
 Amber Overton

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: [Signature]
 Marnessa Birckett
 Title: Assistant Secretary

Attest: [Signature]
 Sean Flanagan
 Title: Assistant Secretary

COMMONWEALTH OF PENNSYLVANIA :
 :
 :ss
COUNTY OF MONTGOMERY :

On 2-3-05, before me GARRETT J. MILLER, JR., the undersigned, a Notary Public in and for said County and State, personally appeared Marnessa Birckett personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary, and Sean Flanagan personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, pursuant to its bylaws, or a resolution of its Board of Directors.

WITNESS my hand and official seal.

[Signature]
Notary Public

NOTARIAL SEAL
GARRETT J. MILLER, JR., Notary Public
 Hatboro Boro, Montgomery County
 My Commission Expires April 30, 2006

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THE WEST 1/2 OF LOT 36 IN KENILWORTH GARDENS, BEING A SUBDIVISION OF THOSE PARTS OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIDGE AVENUE DESCRIBED AS FOLLOWS: LOT 1 OF BARBARA WAGNER'S SUBDIVISION IN THE SOUTH 20 ACRES OF THE NORTH 1/4 OF SECTION 28, ALSO THE NORTH 10 ACRES OF THE SOUTHWEST 1/4 OF SECTION 28, IN COOK COUNTY, ILLINOIS.

P.I.N. 05-28-113-003-0000

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