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Doc#: 0511641078
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/26/2005 11:57 AM Pg: 1 of 4

Property of Cook County Clerk's Office

- DEED
- MORTGAGE
- ASSIGNMENT
- POWER OF ATTORNEY
- RELEASE
- Subordination

M.G.R.

RETURN TO:

UNOFFICIAL COPY**SUBORDINATION AGREEMENT**

2060688/MTC/ALL/2 of 2

M.G.R. TITLE

THIS SUBORDINATION AGREEMENT, made in the City of Chicago, State of Illinois, this 12th day of April 005, by JPMorgan Chase Bank, NA, a national banking association organized and existing under and by virtue of the laws of the United States of America, and doing business and having its principal office in the City of Columbus, County of Franklin, and State of Ohio ("Bank").

WITNESSETH

WHEREAS, the Bank is the owner of a mortgage dated 06/18/00 and recorded 09/19/03 among the land records in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0326231045 made by Charles F. Russ III (collectively,] "Grantor"), to secure an indebtedness of \$ 97,000.00 ("Mortgage"), and

WHEREAS, Grantor is the owner of that certain parcel of real estate commonly known as 3432 N Hamilton Ave., Chicago, IL. 60619 and more specifically described as follows:

LOT 37 IN BLOCK IN C.T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36, BOTH INCLUSIVE, and LOTS 41 TO 44, BOTH INCLUSIVE, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE , EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ THEREOF), IN COOK COUNTY, ILLINOIS.

PIN# 14-19-312-029-0000; and

WHEREAS, Air Mortgage, its successors &/or assigns ("Mortgagee") has refused to make a loan to Charles F. Russ III (collectively,] "Borrower") of \$650,000.00 except upon condition that the Mortgage be subordinate to said mortgage lien of Mortgagee.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars in hand paid by each of the parties hereto to the other, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in order to induce Mortgagee to make the loan to Borrower, it is hereby mutually agreed, as follows:

- I. That the Bank covenants and consents that the lien of its Mortgage shall be subject and subordinate to the lien of Mortgagee's mortgage dated 06/18/03 reflecting and securing the loan made by Mortgagee to Borrower, in the amount of \$97,000.00 plus interest as charged according to the terms of the Mortgage note, and to all renewals, extensions or replacements of said mortgage; and
- II. That this Agreement shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns.

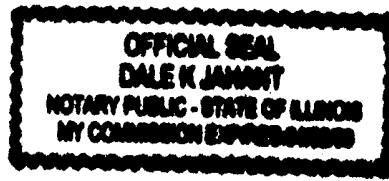
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IN WITNESS WHEREOF, This Subordination Agreement has been executed by the Bank on the date first above written.

JPMorgan Chase Bank, NA

By *Anne Varela*
Anne S. Varela Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anne S. Varela personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of the Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of April, 2005..

Notary Public *Dale K. Jambart*
Commission expires: *April 7, 2009*

THIS INSTRUMENT PREPARED BY:
JPMorgan Chase Bank, NA
1111 Polaris Parkway 1H
Columbus, OH 43240

AFTER RECORDING RETURN TO:
JPMorgan Chase Bank, NA
PCS Loan Services, KY1-14380
P.O. BOX 32096
LOUISVILLE, KY 40232-2096
Loan #: 603000065910

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LOT 37 IN BLOCK 4 IN C. T. YERKE'S SUBDIVISION OF BLOCKS 33 TO 36, BOTH INCLUSIVE, AND LOTS 41 TO 44, BOTH INCLUSIVE, IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS.
P.I.N. 14-19-312-039

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