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Doc#: 0527635252 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2005 01:34 PM Pg: 1 of 4

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025024820

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SUBORDINATION OF MORTGAGE OR TRUST DEED

This Subordination Agreement (the "Agreement") is made and entered into this 9TH day of SEPTEMBER 2005 by and among MidAmerica Bank, fsb., (the "Lender"), MIDAMERICA BANK (the "Subordinating Party") and DENNIS A NILES, AND MARY J NILES, HUSBAND AND WIFE (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 \$307,000.00 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 DECEMBER 7, 2004 and recorded in the office of the Recorder of Deeds of COOK County, DECEMBER 27, 2004 as document No.0436220076 for certain premises located in COOK County, ("Property") described as follows:

LOT 4 IN BLOCK 3 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCK 7, 8, 9, 10, 11, 12, 18, 29, 30, 31, 32, 33, 34, 54, 56, 57, 58 & 59 IN VILLAGE OF WINNETKA OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 05202050120000

PROPERTY: 936 SPRUCE LN, WINNETKA, IL 60093

WHEREAS, the Borrowers are or will be indebted to MidAmerica Bank, fsb ("Lender") by reason of a NOTE in the amount of \$535,094.06 with interest payable as therein provided; and, in order to secure said NOTE, the Borrowers have or will execute a Mortgage/Trust Deed in favor of the Lender dated SEPTEMBER 9, 2005 and recorded in the office of the Recorder of Deeds of COOK County, as Document No. 0436220076 for the above described Property;

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;



BOX 334 CTI

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RHSP

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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 as 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 9TH day of SEPTEMBER, 2005

BORROWERS:

SUBORDINATING PARTY:

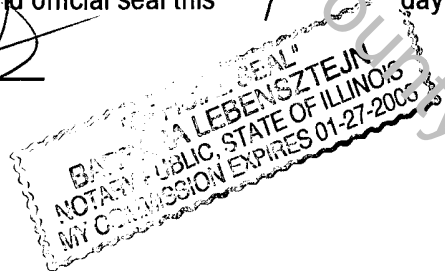
DENNIS A NILES
MARY J NILES

By: [Signature]
Attest: Marilyn Gross, Asst Secy

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, do hereby certify that and personally known to me to be the same persons whose names who are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said Subordination Agreement as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal this 9th day of September, 2005

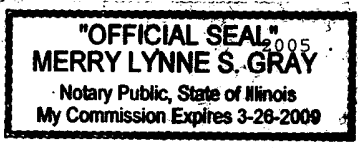


STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THE UNDERSIGNED do hereby certify that, MARILYN GROSS personally known to me to be the ASSISTANT SECRETARY of MID AMERICA BANK, FSB a CORPORATION, and JUDY LATOZA personally known to me to be the ASSISTANT SECRETARY of said corporation and both of whom are personally known to be the same persons whose names who are subscribed to the foregoing Subordination Agreement, appeared before me this day in person and severally acknowledged that as such ASSISTANT SECRETARY and ASSISTANT SECRETARY they signed and delivered the foregoing Subordination Agreement and caused this corporate seal of MID AMERICA BANK, FSB to be affixed thereto pursuant to the authority given by the Board of Directors as their free and voluntary act and deed of said CORPORATION, for the uses and purposes set forth therein.

Given under my hand and official seal this 9TH day, SEPTEMBER

[Signature]
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY:
KENNETH KORANDA
2650 WARRENVILLE ROAD
SUITE 500
DOWNERS GROVE, IL 60515-1721

WHEN RECORDED RETURN TO:
MID AMERICA BANK, FSB.
2650 WARRENVILLE ROAD
SUITE 500
DOWNERS GROVE, IL 60515-1721

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Loan No. 760578339

RELEASE DEED

“FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED”

KNOW ALL MEN BY THESE PRESENTS, That MidAmerica, fsb, A corporation existing under the laws of the United States, in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto **DENNIS A NILES AND MARY NILES HIS WIFE** all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by a certain Mortgage Deed, recorded in the Recorders Office of COOK County, in the State of Illinois, as Document Number 0327246018 DUPLICATE and Assignment of Mortgage recorded in the Records Office of COOK County, in the State of Illinois, as Document Number , to the premises therein described situated in the County of COOK, State of Illinois, as follows, to-wit:

LOT 4 IN BLOCK 3 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCK 7, 8, 9, 10, 11, 12, 18, 29, 30, 31, 32, 33, 34, 54, 56, 57, 58 & 59 IN VILLAGE OF WINNETKA OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Street Address: 936 SPRUCE LN, WINNETKA IL 60093

PIN: 05-20-205-012-0000

IN WITNESS WHEREOF, The said MidAmerica fsb has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and or Asst. Vice President, and attested by its Assistant Secretary, this 26TH day of AUGUST A.D., 2005.

(Seal)

MidAmerica Bank, fsb
BY: Marcia Petricig
Marcia Petricig - Asst. Vice President
ATTEST: Rosanne Klingelhofer
Rosanne Klingelhofer - Asst. Secretary

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STATE OF ILLINOIS)

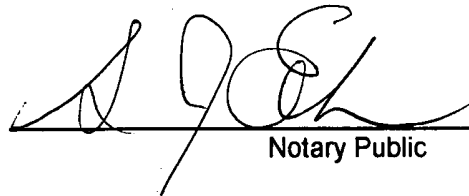
SS.

COUNTY OF DUPAGE

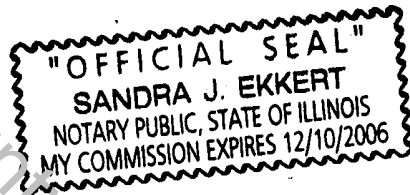
I, the undersigned, a notary public in and for said County in the State aforesaid, **DO HEREBY CERTIFY THAT:** the persons whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of MidAmerica fsb **THAT THEY** appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, the day and year first above written. MD

MY COMMISSION EXPIRES: _____



Notary Public



This Instrument was prepared by:
Kenneth Koranda
2650 Warrenville Rd. Ste 500
P.O. Box 7039
Downers Grove IL 60515-1721

When Recorded Return to:
MidAmerica Bank
2650 Warrenville Rd. Ste 500
P.O. Box 7039
Downers Grove IL 60515-1721