



Doc#: 0529148084 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2005 11:05 AM Pg: 1 of 3



*NW1050004*

**SUBORDINATION AGREEMENT**

THIS SUBORDINATION AGREEMENT, made in the City of Columbus, State of Ohio, as of the 14th day of September, 2005, 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 May 14, 2001, and recorded June 20, 2001, among the land records in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0010540890, made by Scott Braverman, ([collectively, ] "Grantor"), to secure an indebtedness of \$350,000.00 ("Mortgage"), and

WHEREAS, Grantor is the owner of that certain parcel of real estate commonly known as 316 W. Concord Place, Chicago, IL 60614 and more specifically described as follows:

**SEE EXHIBIT A**

PIN# 14-33-420-032-0000; and

WHEREAS, TCD Mortgage Corporation, its successors &/or assigns ("Mortgagee") has refused to make a loan to Scott Braverman, ([collectively, ] "Borrower") of \$1,000,000.00 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:

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- 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 *9/15/05* reflecting and securing the loan made by Mortgagee to Borrower, in the amount of \$1,000,000.00 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.

# UNOFFICIAL COPY

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

JPMORGAN CHASE BANK, NA

By Patricia A. Rowe  
Patricia A. Rowe

STATE OF OHIO )  
                          ) SS  
COUNTY OF FRANKLIN

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Patricia A. Rowe, 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 Patricia A. Rowe 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 14th day of September, 2005.

Notary Public Deborah Spring  
Commission expires 12-23-07

THIS INSTRUMENT PREPARED BY:  
JPMorgan Chase Bank, NA  
Three First National Plaza  
One North Dearborn, 17<sup>th</sup> Floor  
Chicago, Illinois 60670

AFTER RECORDING RETURN TO:  
JPMORGAN CHASE BANK, NA LOAN SERVICING  
WEALTH MGT  
KY1-14380, P.O. BOX 32096  
LOUISVILLE, KY 40252-2096  
ACCOUNT #00603000022596



**DEBORAH SPRING**  
Notary Public, State of Ohio  
Delaware County  
My Commission Expires Dec. 23, 2007

Office

# UNOFFICIAL COPY

First American Title Insurance Company  
Title Insurance Commitment

Commitment Number: NWT050004

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

The West 1/2 of Lot 8 (except that part of said premises dedicated for public alley by document number 105299) and Lot 9 (except that part of said premises dedicated for public alley by document number 105299) in Starr's Subdivision of Lots 29, 30 and 31 of North Addition to Chicago, a subdivision of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

*per: 14-33-420-032*

Property of Cook County Clerk's Office