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STEWART TITLE  
2 NORTH LASALLE # 625  
CHICAGO, ILLINOIS 60602  
312-849-4743  
FILE # 403160



Doc#: 0601804038 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2008 11:40 AM Pg: 1 of 3

**SUBORDINATION**

PIN NUMBER:

21-26-403-002

PROPERTY ADDRESS:

17432 Queen Mary Lane  
Irvey Park, IL 60477

LEGAL:

SEE ATTACHED

5K9  
199

**UNOFFICIAL COPY**463960  
2/2**SUBORDINATION AGREEMENT**

**THIS SUBORDINATION AGREEMENT** (the "Agreement") is made this 22<sup>nd</sup> day of December 2005 by Marquette Bank F/K/A Marquette National Bank (the "Subordinating Party") whose address is 9612 W. 143<sup>rd</sup> Street, Orland Park, IL 60462, and is given to Marquette Bank (the "Lender"), whose address is 9612 W. 143<sup>rd</sup> Street, Orland Park, IL 60462

**RECITALS**

**WHEREAS**, the Lender is making (or has made) a mortgage loan (the "Loan") to Frank A. Bensema and Julie Bensema (the "Borrower") in connection with and secured by certain real property having a property address of 17432 Queen Mary Lane, Tinley Park, Illinois, 60477 :

**LEGAL DESCRIPTION:**

Lot 23 in Queen's Court Subdivision in the South ½ of the Southeast ¼ of Section 26, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

P.I.N. # 27-26-403-002

10601804037

**WHEREAS**, the Borrower is the present owner of the Property, or will at the time of the making of the Loan be the owner of the Property, and has executed or is about to execute a mortgage, deed of trust or other security instrument encumbering the Property in the principal sum of \$265,000.00 in favor of the Lender (the "New Mortgage"); and

**WHEREAS**, the Subordinating Party now owns or holds an interest as mortgagee of the Property pursuant to a mortgage, deed of trust or other security instrument in the amount of \$23,697.00 dated 12/23/2004 (the "Existing Mortgage") which was recorded on 01/19/2005 at Book/Liber \_\_\_\_\_, Page \_\_\_\_\_, Document No. 0501920128. In the official records for the County of Cook, State of Illinois (the "Recording Office"); and

**WHEREAS**, the Lender is about to make (or has made) the Loan expressly upon the condition that the Subordinating Party unconditionally subordinate the lien of the Existing Mortgage to the lien of the New Mortgage; and

**WHEREAS**, it is the intent and desire of the Subordinating Party that the Existing Mortgage be made subject and subordinate to the New Mortgage in favor of Lender.

**NOW THEREFORE**, in consideration of the sum of \$1.00 and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound by this Agreement, do hereby agree as follows, to wit:

1. **Recitals.** The foregoing recitals are adopted herein as if recited in their entirety.
2. **Subordination of Existing Mortgage.** The Existing mortgage is hereby subordinated to the lien of the New Mortgage to full extent and in the aggregate amount of all advances made or to be made by the Lender, and the lien of the Existing Mortgage shall henceforth and forever be subject, subordinate and inferior in lien, right and dignity at all times to the lien, right and dignity of the New Mortgage and any extensions, renewals, and modifications of same.
3. **Effect of Subordination.** The subordination of the Existing Mortgage to the lien of the New Mortgage shall have the same force and effect as though the New Mortgage had been executed, delivered,

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and recorded in the Recording Office prior to the execution, delivery, and recordation of the Existing Mortgage.

4. **Entire Agreement.** This Agreement contains the whole agreement between the parties as to the mortgage loans, and priority thereof as described above, and there are no agreements, written or oral, outside or separate from this Agreement and all prior negotiations, if any, are merged into this Agreement. No modification, release, discharge, or waiver of any provision of this Agreement shall have any force or effect unless it is in writing signed by the parties.

5. **Parties Bound.** This Agreement shall be binding on and insure to the benefit of the respective heirs, successors and assigns of the parties.

**This Subordination Agreement** is given, executed and delivered by the undersigned on the date and year first written above.

Witnesses  
Name: Cathy Hood

Name: Marquette Bank  
**SUBORDINATING PARTY**  
By: Richard Cronin  
Name: Richard Cronin  
Title: Underwriter

State of Illinois)  
County of Cook) SS

On this 22<sup>nd</sup> day of December, 2005, before me, the undersigned authority, a Notary Public duly commissioned and qualified in and for the State and County aforesaid, personally came and appeared Richard Cronin and Cathy Hood, to me personally known, who, being by me first duly sworn, did acknowledge and declare that: they are the Underwriter and Underwriter, respectively, of the corporation executing the within and foregoing instrument: that the seal affixed hereto is the official seal of said corporation; that said instrument was signed and sealed for and on behalf of said corporation by due authority of its Board of Directors; and that they as such officers were duly authorized to and did execute said instrument for and on behalf of said corporation as their and its voluntary act and deed.

Christina Hladik  
Notary Public  
My Commission Expires 6-26-07



Seal

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

When Recorded Return To:  
Marquette Bank  
9612 West 143<sup>rd</sup> Street  
Orland Park, Illinois, 60462