

# UNOFFICIAL COPY



Doc#: 0613705304 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/17/2006 03:27 PM Pg: 1 of 3

PREPARED BY *[Signature]*  
AFTER RECORDING MAIL TO.

NAME ARTURO ZULUAGA  
ADDRESS 5358 S. CALIFORNIA AVE.  
CITY, STATE, ZIP CHICAGO, IL 60632  
Filed for Record at Request of:

FIRST AMERICAN TITLE order # 1382187 3 of 3

## SUBORDINATION AGREEMENT

NOTICE (THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT)

The undersigned subordinator and owner agrees as follows.

- The Payment Center, INC. referred to herein as "subordinator," is the owner and holder of a mortgage dated 8/20/05 which is recorded in volume COOK of Mortgages, page 5526348174 under auditor's file No. DOC.
- OPTION ONE MORTGAGE CO, INC. referred to herein as "lender," is the owner and holder of a mortgage dated 4/24/06 executed by ARTURO ZULUAGA AND MARIA ZULUAGA (which is recorded in volume COOK of Mortgages, page 0613705303 under auditor's file No. 0613705303 County) (which is to be recorded concurrently herewith).
- Arturo Zuluaga + Maria Zuluaga referred to herein as "owner," is the owner of all the real property described in the mortgage identified above in Paragraph 2.
- In consideration of benefits to "subordinator" from "owner," receipt and sufficiency of which is hereby acknowledged, and to induce "lender" to advance funds under a mortgage and all agreements in connection therewith, the "subordinator" does hereby unconditionally subordinate the lien of his mortgage identified in Paragraph 1 above to the lien of "lender's" mortgage, identified in Paragraph 2 above, and all advances or charges made or accruing thereunder, including any extension or renewal thereof.
- "Subordinator" acknowledges that, prior to the execution hereof, he has had the opportunity to examine the terms of "lender's" mortgage, note and agreements relating thereto, consents to and approves same, and recognizes that "lender" has no obligation to "subordinator" to advance any funds under its mortgage or see to the application of "lender's" mortgage funds, and any application or use of such funds for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or in part.
- It is understood by the parties hereto that "lender" would not make the loan secured by the mortgage in Paragraph 2 without this agreement.
- This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the mortgage first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred to and shall supersede and cancel any prior agreements as to such or any, subordination including, but not limited to, those provisions, if any, contained in the mortgage first above mentioned, which provide for the subordination of the lien or charge thereof to a mortgage or mortgages to be thereafter executed.
- The heirs, administrators, assigns and successors in interest of the "subordinator" shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered as "deed of trust," and gender and number of pronouns considered to conform to undersigned.

*[Handwritten signature]*

Executed this 17th day of April 2006

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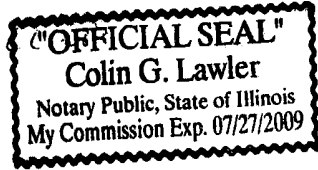
NOTICE THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH HIS/HER/THEIR ATTORNEYS WITH RESPECT THERETO

By *D. D. Brito / President* By  
By *The Payment Centurion* By

By By  
By By

STATE OF *ILLINOIS* )  
COUNTY OF *COOK* )  
I certify that I know or have satisfactory evidence that *DOUGLAS D. BRITO*  
(w/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed the instrument and acknowledged it to  
be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.  
Date: *1-17-06*

*[Signature]*  
Notary Public in and for the state of *IL*  
My appointment expires:



STATE OF )  
COUNTY OF )  
I certify that I know or have satisfactory evidence that  
(w/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that  
(he/she/they) (w/are) authorized to execute the instrument and acknowledged it as the  
to be the free and voluntary act of each party(ies) for the uses and purposes mentioned in this instrument.  
Dated

Notary Public in and for the state of  
My appointment expires:

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 20 IN EQUITABLE LAND ASSOCIATION RESUBDIVISION OF BLOCK 9 IN PHARE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 19-12-321-040-0000 Vol. 0387

Property Address: 5358 South California Avenue, Chicago, Illinois 60632-2207

Property of Cook County Clerk's Office