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Doc#: 0703231076 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2007 01:15 PM Pg: 1 of 3

CONSENT AND SUBORDINATION AGREEMENT

MB FINANCIAL BANK, N.A.

6111 N. River Road
Rosemont, Illinois 60018

THIS CONSENT AND SUBORDINATION AGREEMENT (the "Agreement") is executed and delivered this _____ day of January, 2007 by the MB Financial Bank, successor by merger with Oak Brook Bank, assignee of Honda of Lisle, 6111 N. River Road, Rosemont, Illinois 60018 ("MB Financial").

Recitals

WHEREAS, on April 26, 2001, a judgment (the "Judgment") was entered in the Circuit Court Cook County, Illinois, in favor of Oak Brook Bank ("Oak Brook Bank") and against Lenard Howze ("Judgment Debtor") in the action captioned: *Oak Brook Bank, Assignee of Honda of Lisle v. Lenard Howze*, Case No. 00 M1 159705; and

WHEREAS, subsequent to entry, a memorandum of the Judgment was recorded by the Cook County Recorder of Deeds on April 27, 2001 as Document No. 0010346966; and

WHEREAS, prior to the entry of the Judgment and the recording of the Memorandum, the Judgment Debtor became vested with title to the following described property ("the Premises"):

The South 19 Feet 7 Inches of North 26 Feet 7 Inches of Lot 31 in Block 14 in Van Vlissingen Heights Subdivision, a Subdivision of Parts of the East 2/3 of the Northwest 1/4 of the West 1/2 of the Northeast 1/4 North of the Indian Boundary Line in Section 12, Township 37 North, Range 14, East of the Third Principal Meridian. According to the Plat thereof recorded May 25, 1926, as Document Number 9266759 in Cook County, Illinois.

Common Address: 9623 S. Euclid Ave., Chicago, Illinois 60402
Permanent Index No. 25-12-106-073-0000

WHEREAS, on or about April 24, 2003, title to the premises was conveyed to Annie Howze ("Annie");

WHEREAS, on or about April 28, 2006, Annie delivered a Mortgage (the "New Century Mortgage") to New Century Mortgage Corporation; and

WHEREAS, the New Century Mortgage was recorded by the Cook County Recorder of Deeds on May 30, 2006 as Document No. 0615008032; and

WHEREAS, by virtue of a merger consummated subsequent to the recording of the Memorandum, MB Financial has succeeded to Oak Brook's rights under the Judgment; and

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NOW, THEREFORE, in consideration of the sum of Twenty-Five Hundred (\$2,500) and no/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, it is hereby agreed as follows:

1. Subordination. MB Financial hereby agrees and consents to the subordination of the Judgment to the lien interest existing under the New Century Mortgage, to the full extent of any and all amounts from time to time secured thereby and interest due thereon, with the same effect as if the New Century Mortgage had been duly executed, acknowledged, and recorded, and as if the indebtedness secured by the same had been fully disbursed, prior to the execution and recording of the Memorandum.

2. Assignment. New Century, and/or its assignees, may, from time to time, without notice to MB Financial, assign or transfer the New Century Mortgage and notwithstanding any such assignment or transfer, the New Century Mortgage shall be and remain senior to the lien interest under the Judgment and Memorandum for purposes of this Agreement.

3. Termination. This Agreement shall terminate upon full and final payment of any and all amounts due under the New Century Mortgage. Likewise, the rights of MB Financial shall automatically terminate at such time as the Judgment has been satisfied.

4. Successors Bound. This Agreement, and each and every covenant, agreement, and other provision of same, shall be binding on MB Financial and its successors and assigns.

IN WITNESS WHEREOF, Steven M. Postregna has executed this Agreement on behalf said corporation this 11 day of January, 2007.

MB FINANCIAL BANK, N.A.

By: _____

Its: Asst. V.P.

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STATE OF ILLINOIS)
) §§
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named: Steven M. Postregga is a duly authorized agent of MB Financial Bank, personally known to me to be the same person who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of January, 2007.



Suzon A. Lanz
Notary Public

Prepared by: James A. Larson, Esq.
 Larson & Associates, P.C.
 230 W. Monroe -- Suite 2220
 Chicago, Illinois 60606

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of Cook County Clerk's Office