

UNOFFICIAL COPY



Doc#: 0705711072 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2007 11:24 AM Pg: 1 of 4

This instrument was prepared by:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

After recording return to:
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 68951001929299

4
②

Bank of America



128057
10F1

Real Estate Subordination Agreement (Bank of America to Third Party)

This Real Estate Subordination Agreement ("Agreement") is executed as of 01/04/2007, by Bank of America, N.A. ("Subordinator") having an address of:
4161 Piedmont Parkway
Greensboro, NC 27410
in favor of VIRTUAL BANK ("Junior Lien Holder"), having an address for notice purposes of:

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 06/15/2006, executed by MONIQUE PIERON AND SCOTT STRONG, with a property address of: 3425 NORTH BOSWORTH AVE, CHICAGO, IL 60657

which was recorded on [redacted], in Volume/Book N/A, Page N/A, and Document Number 0619243129, and if applicable, modified on [redacted], in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of COOK County, IL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to MONIQUE PIERON AND SCOTT STRONG

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

BOX 441

UNOFFICIAL COPY

(jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of VIRTUAL BANK in the maximum principal face amount of \$ 717,500.00 (the "Principal Amount") [For North Carolina only – bearing interest and payable as therein provided at the maximum rate of 6.1250% for a period not to exceed 360.00 months], including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

Doc# 0703005156

Now, Therefore for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Bank of America's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchase (s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

Bank of America, N.A.

Two witness signatures required in CT, FL, GA, SC and TN

By: Charles Rodenbough
Its: Vice President

01/04/2007

Date

Phoebe Howard
Witness Signature

Phoebe Howard

Typed or Printed Name

Dorothy Osbey
Witness Signature

Dorothy Osbey

Typed or Printed Name

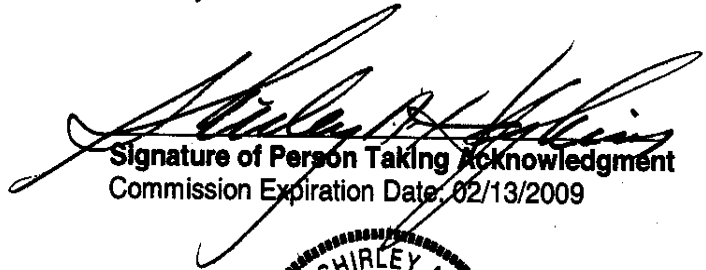
(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

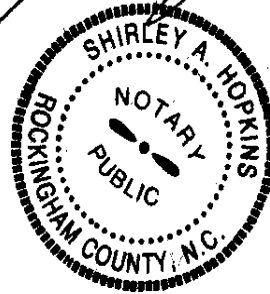
UNOFFICIAL COPY

Individual Acknowledgment:

State/Commonwealth/District of North Carolina
County of Guilford/Greensboro

On this the Forth day of January, 2007, before me, Shirley A. Hopkins the undersigned Notary Public, personally appeared Charles Rodenbough, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

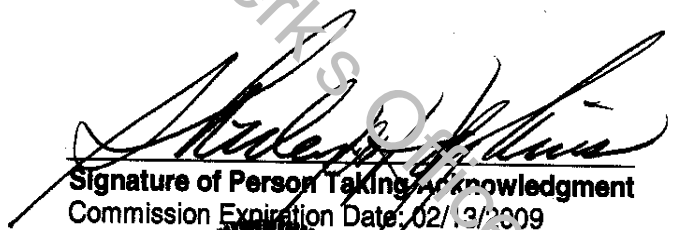

Signature of Person Taking Acknowledgment
Commission Expiration Date: 02/13/2009

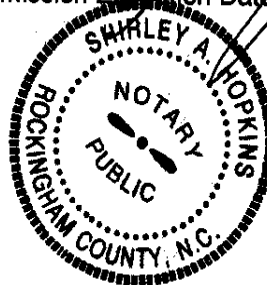


Corporate Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Forth day of January, 2007, before me, Shirley A. Hopkins, who acknowledged him/herself to be the Vice President of Bank of America, N.A and that (s)he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.


Signature of Person Taking Acknowledgment
Commission Expiration Date: 02/13/2009



(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

UNOFFICIAL COPY

LEGAL DESCRIPTION

128057-RILC

LOT 14 AND THE NORTH 5 FEET OF LOT 15 IN BLOCK 6 IN LANE PARK ADDITION TO LAKE VIEW, SAID ADDITION BEING A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE NORTH $\frac{1}{4}$ OF SOUTH $\frac{1}{2}$ OF SAID WEST $\frac{1}{2}$ OF SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-20-309-009-0000

AKA 3425 NORTH BOSWORTH AVENUE, CHICAGO, IL, 60657

Property of Cook County Clerk's Office