

UNOFFICIAL COPY

SUBORDINATION
AGREEMENT

PREPARED BY AND MAIL TO:

Bank of America
ASAP Resolution Dept
P.O. Box 9000
475 Crosspoint Pkwy
Getzville, NY 14068
Acct #: 6631263990



0708660028

Doc#: 0708660028 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2007 08:49 AM Pg: 1 of 5

For Recorder's Use Only

Property of Cook County Clerk's Office

407-0313 JH

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This instrument was prepared by:
 Bank of America
 ASAP Resolution Department
 475 Crosspoint Parkway
 Getzville, NY 14068

After recording return to:
 Bank of America
 ASAP Resolution Department
 PO Box 9000
 475 Crosspoint Parkway
 Getzville, NY 14068
 Account #: 6631263990

Bank of America

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

This Real Estate Subordination Agreement ("Agreement") is executed as of **March 12, 2007**, by Bank of America, N.A., having an address of 475 Crosspoint Parkway, Getzville, New York 14068 ("Subordinator"), in favor of **1st Advantage Mortgage, LLC**, ("Junior Lien Holder"), having an address for notice purposes of **2205 East Empire Street, Suite B, Bloomington, IL 61704**

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 **March 7, 2006**, executed by **Manuel C. Solis and Noemi M. Solis** and which is recorded in Volume/Book **n/a**, Page **n/a**, and if applicable, Document Number **0607445038**, of the land records of **Cook County, Illinois**, 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 **Manuel C. Solis and Noemi M. Solis** (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 **1st Advantage Mortgage, LLC** in the maximum principal face amount of **\$ 417,000.00** (the "Principal Amount") (**For North Carolina only – bearing interest and payable as therein provided at the maximum rate of % for a period not to exceed 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 the Junior Lien Holder and Borrower shall determine; and

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 the 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 Junior Lien Holder'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.

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)

A07-0313

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00-12-3421NSBW 02-2005

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Pacific Northwest Title Insurance Company, Inc.

Commitment Number: A07-0313

SCHEDULE C PROPERTY DESCRIPTION

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

LOT 32 IN BLOCK 2 IN IRA BROWN'S ADDITION TO NORWOOD PARK, A RESUBDIVISION OF BLOCKS 2, 3 AND 4 IN JOHN M. WAITE'S SUBDIVISION OF THE WEST 511.65 FEET NORTH OF RAND ROAD OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST 511.65 FEET OF THE SOUTH 986 FEET OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 10-31-313-046-0000

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