



Doc#: 0728933044 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2007 08:20 AM Pg: 1 of 2

Prepared by & Mail to:  
KAREN MENZA  
2650 Warrenville Rd., Ste 500  
Downers Grove, IL 60515  
Attn: Marcia Petricig

LOAN # 761047144

### SUBORDINATION OF MORTGAGE OR TRUST DEED

This Subordination Agreement (the "Agreement") is made and entered into this 26<sup>th</sup> day of September, 2007, by and among IAA Credit Union (the "Lender"), and Mid America Bank, fsb ("Subordinating Party") and Alan C Ritzenthaler and Elizabeth A Ritzenthaler, (hereinafter collectively referred to as the "Borrowers").

WHEREAS, the Borrowers are indebted to the Subordinating Party by reason of a note in the amount of \$57,000.00 with interest payable as therein provided; and, in order to secure said note, the Borrowers did execute a Mortgage/Trust Deed in favor of the Subordinating Party, dated \_\_\_\_\_, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on 1/12/07 as Document No. 0701208139 for certain premises located in Cook County, Illinois, (Property) described as follows:

LEGAL DESCRIPTION ON REVERSE SIDE  
PIN 15 21 308 056 Prop Add: 10310 Bond St., Westchester, IL 60154

WHEREAS, the Borrowers are or will be indebted to IAA Credit Union. ("Lender") by reason of a note in the amount of \$292,000.00 with interest payable as therein provided; and, in order to secure said note, the Borrowers have or will sign a Mortgage/Trust Deed in favor of the Lender, dated \_\_\_\_\_ and recorded in the office of the Recorder of Deeds of Cook County, Illinois on 9-20-07 as Document No. 0726342060 for the above described Property,

WHEREAS, the Lender, as a condition precedent to the origination of said loan to the Borrowers requires the subordination of the lien held by the Subordinating Party to the Lenders new lien;

WHEREAS, the Borrowers and the Subordinating Party wish to subordinate the lien of the Subordinating Party to the new lien of the Lender;

WHEREAS, the Subordinating Party is the sole owner of the Note and Mortgage/Trust Deed and is not merely agent for collection, pledgee, or holding same in trust for any person, firm or corporation;

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid, and such other good and valuable consideration, the receipt and sufficiently of which is hereby mutually acknowledged, the Borrowers, the Lender, and the Subordinating Party do hereby covenant and agree that the Note and Mortgage/Trust Deed in favor of the Subordinating Party, and all of the terms, covenants and conditions thereof, are made subject, subordinate and inferior to the Note, Mortgage/Trust Deed and Assignment of Rents, and any other agreement in favor of the Lender, acting a security for said Note, and all advances made or to be made thereof.

IN WITNESS WHEREOF, the undersigned have set their hand and seal this 26<sup>th</sup> day of September, 2007.

BORROWERS:

Alan C Ritzenthaler

Elizabeth A Ritzenthaler

C.T.I./W

SUBORDINATING PARTY:

By:   
Vice President

Attest:   
Assistant Secretary

8393417 1/1

BOX 333-671

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# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

I, the undersigned, do hereby certify that Alan C Ritzenthaler and Elizabeth A Ritzenthaler, personally known to be the same persons whose names who are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said Subordination Agreement as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and official seal this 4<sup>th</sup> day of October, 2007

*Lanice Mitchell*  
NOTARY PUBLIC



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF )

I, the undersigned, do hereby certify that Rosanne Kangelhofer, personally known to me to be Vice President of Mid America Bank, a corporation, and Marcia Petric personally known to me to be the Assistant Secretary of said corporation and both of whom are personally known to be the same persons whose names are subscribed to the foregoing Subordination Agreement, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary they signed and delivered the foregoing Subordination Agreement and caused this corporate seal of Mid America Bank to be affixed thereto pursuant to the authority given by the Board of Directors as their free and voluntary act and deed of said corporation, for the uses and purposes set forth therein.

Given under my hand and official seal this 26<sup>th</sup> day of September, 2007.

*Carol Cooper*  
NOTARY PUBLIC



LOT 14 IN BALTIS RESUBDIVISION OF LOTS 118 TO 154 BOTH INCLUSIVE IN GEORGE F. NIXON AND COMPANY'S 2<sup>ND</sup> CIVIC CENTER ADDITION TO WESTCHESTER IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.