

# UNOFFICIAL COPY

This instrument prepared by, and after recording return to:  
Richard Moellering  
LaSalle Bank National Association.  
Retail Mortgage Dept. M0904-412  
320 E. Big Beaver Rd.  
Troy, Michigan 48083



Doc#: 0800401149 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/04/2008 01:02 PM Pg: 1 of 4

PERMANENT INDEX NUMBER:  
120407309632805  
Property Address:  
231 Franklin Road  
Glencoe, IL 60022

Above 3x5 space for recorder use only

## MORTGAGE SUBORDINATION AGREEMENT

STATE OF ILLINOIS  
MERS form]  
County of Cook

Loan Number 0110641107

[Illinois

Genlar No.: N/A

THIS MORTGAGE SUBORDINATION AGREEMENT ("SUBORDINATION") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by LaSalle Bank N.A., a national banking association whose address is 135 South LaSalle Street, Chicago, Illinois 60603 ("Subordinator").

### RECITALS:

A. Norman Geller and Mary Geller, husband and wife ("Borrower") is/are the fee simple owner(s) of the following property located in the City of Glencoe, Cook County, Illinois (the "Property"):

THAT PART OF LOT 23 LYING NORTH OF A LINE 83 1/2 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT AND EAST OF THE WEST 6 3/4 FEET THEREOF, IN BLOCK 3 IN SYLAN NEWHALLS SUBDIVISION OF PART OF THE FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1909 AS DOCUMENT NUMBER 4480847, COOK COUNTY, ILLINOIS.

Parcel Tax No. 05-06-303-012-0000  
Commonly known as: 231 Franklin Road, Glencoe, IL 60022

B. Borrower is the mortgagor and Subordinator is the mortgagee under a mortgage in the original amount of \$400,000.00 secured by the Property. The mortgage is dated March 17, 2003, and recorded March 17, 2003, as Document No. 0411910013 in the records of Cook County, Illinois (the "Subordinated Mortgage").

C. LaSalle Bank National Association, a national banking association, with an address at 135 South LaSalle Street, Chicago, Illinois 60603 ("LBNA"), intends to make a mortgage loan to Borrower in the principal amount of \$1,000,000.00 (the "Loan"), to be evidenced by a note and secured by a mortgage covering the Property, with Borrower as mortgagor and Mortgage Electronic Registration Systems, Inc., a Delaware corporation whose address is P.O. Box 2026, Flint, Michigan 48501-2026 (herein "MERS"), as nominee for LBNA and its successors and assigns as mortgagee (the "MERS Mortgage").

D. LBNA will only make the Loan to Borrower if the Subordinated Mortgage is made wholly subordinate to the lien of the MERS Mortgage.

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E. Subordinator agrees that the MERS Mortgage will be prior and superior to the Subordinated Mortgage.

In consideration of the promises contained in this SUBORDINATION and for other valuable consideration, the Subordinator agrees as follows:

1. The Subordinated Mortgage and any and all advances and readvances secured by the Subordinated Mortgage, regardless of when the advances are made, are subject and subordinate to the lien of the MERS Mortgage and all amounts secured thereby. All renewals, modifications, increases or extensions of the Subordinated Mortgage are subject and subordinate to the lien of the MERS Mortgage. Advances made by LBNA to protect its security interest in the Property as provided in the MERS Mortgage ("Protective Advances") are prior to the Subordinated Mortgage. Future advances, other than Protective Advances, made by LBNA under the MERS Mortgage are subordinate to the lien of the Subordinated Mortgage.

2. Subordinator covenants and warrants that it has not assigned, conveyed or otherwise transferred its interest in the Property either on or before the date of this SUBORDINATION.

3. This SUBORDINATION shall bind and benefit the heirs, personal representatives, assigns and successors of the parties.

4. The MERS Mortgage shall be a secured lien on the Property prior and superior to Subordinated Mortgage whether Subordinated Mortgage is dated, executed, recorded or disbursed before or after the MERS Mortgage.

5. If LBNA is both the "Subordinator" and "LBNA" under this SUBORDINATION, then this SUBORDINATION shall be enforceable in accordance with its terms and shall act to establish the priority of the liens described herein.

6. The Subordinated Mortgage shall not be subordinated to any other lien or encumbrance on the Property other than the MERS Mortgage as set forth herein.

Executed on the date written above.

SUBORDINATOR:  
LaSalle Bank N.A., a national banking association

By: Richard Moellering  
Richard Moellering,  
First Vice President

STATE OF Michigan )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me, a Notary Public, this 18th day of December 2007, by Richard Moellering, a First Vice President of LaSalle Bank N.A., a national banking association, on behalf of the association.

Mary Hub  
Print Name of notary:  
Notary Public, State of Michigan, County of Macomb:  
My commission expires: NOV 05, 2010

**MARY HUB**  
**Notary Public, State of Michigan**  
**County of Macomb**  
**My Commission Expires Nov. 5, 2010**  
**OAKLAND**

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LaSALLE BANK NATIONAL ASSOCIATION,  
a national banking association

By: *Richard Moellering*  
Richard Moellering,  
First Vice President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me, a Notary Public, this 18th day of December 2007, by Richard Moellering, a First Vice President of LaSALLE BANK NATIONAL ASSOCIATION, a national banking association, on behalf of the association.

*Mary Huk*  
Print Name of notary:  
Notary Public, State of Michigan, County of:  
My commission expires: NOV 05, 2010

**MARY HUK**  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Nov. 5, 2010  
Acting in the County of Macomb

Cook County Clerk's Office

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## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 750002520 LS  
STREET ADDRESS: 231 FRANKLIN ROAD  
CITY: GLENCOE COUNTY: COOK  
TAX NUMBER: 05-06-303-012-0000

### LEGAL DESCRIPTION:

THAT PART OF LOT 3 LYING NORTH OF A LINE 83 1/2 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT AND EAST OF THE WEST 6 3/4 FEET THEREOF, IN BLOCK 3 IN SYLVAN NEWHALLS SUBDIVISION OF PART OF THE FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1909 AS DOCUMENT NUMBER 4480847, COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office