

SUBORDINATION AGREEMENT

UNOFFICIAL COPY



Doc#: 0803741113 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/06/2008 02:56 PM Pg: 1 of 2

WHEREAS, BRIAN HELLGETH AND AMY HELLGETH, His Wife (hereinafter for convenience called "BORROWER") is now indebted to HERITAGE BANK (the undersigned) in the sum of ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) evidenced by Mortgage dated December 15, 2005 and recorded January 25, 2006 as Document No. 0602542158, and may hereafter become indebted to the undersigned in further sums, and said BORROWER has requested SUN TRUST MORTGAGE, INC., its successors and/or assigns (hereinafter for convenience called "Lender"), to make or agree to make loans to the Borrower evidenced by a mortgage dated 01/26/08 and recorded _____ as Document Number 0803741111.

WHEREAS, the undersigned in order to induce the Lender to make or agree to make such loan or renewals, is agreeable to the acknowledgment that the lien of HERITAGE BANK against the real estate at 718 N. HIGHLAND AVENUE, ARLINGTON HEIGHTS, IL 60004, will be junior to the lien of Lender, Suntrust Mortgage Inc. at 1001 Semmes Ave., MTG 1833, Richmond, VA., 23224.

THE ABOVE SPACE FOR
RECORDER'S USE ONLY

The legal description of the subject property is as follows:

LOT 5 IN BLOCK 6 IN E.D. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST 28 ACRES MORE OR LESS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN # 03-20-226-011-0000

ADDRESS: 713 N. HIGHLAND AVENUE, ARLINGTON HEIGHTS, IL 60004

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) to the undersigned paid by the Lender, and the Lender making or agreeing to make loans to the Borrowers, the undersigned agrees that the mortgage of the Lender shall be a prior lien to the existing lien of HERITAGE BANK and the existing lien of HERITAGE BANK shall be junior to the lien of the Lender. The Lender shall not be permitted to make future advances to the Borrower beyond the original loan amount of \$417,000.00 except for the payment of real estate taxes for the property, insurance for the property or collection costs without the written consent of HERITAGE BANK.

0803741111
Eugene "Gene" Moore, Inc.
600 N. York Road
Evanston, IL 60126
2/2
24937

MGR

UNOFFICIAL COPY

IN WITNESS WHEREOF, this instrument has been signed and sealed by the undersigned this 25th day of JANUARY, 2008.

HERITAGE BANK

BY: Thomas R. Burton
Vice President

Thomas R. Burton V-P

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas R. Burton, personally known to me to be the Vice President of HERITAGE BANK, an Illinois banking corporation, are personally known to me to be the same person whose name is subscribed to the foregoing instrument, and as such appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 25th day of January, 2008.

Notary Public: Leslie A. Graves



My Commission Expires: 8/8/09

RETURN RECORDED DOCUMENT TO:

HERITAGE BANK
20201 S. LA GRANGE ROAD
FRANKFORT, IL 60423

Hellgeth, 93-096540-0