Doc#: 0805657002 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 02/25/2008 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 # 760953938

## SUBORDINATION OF MORTGAGE OR TRUST DEED

This Subordination Agreement (the "Agreement") is made and entered into this 17<sup>th</sup> day of December, 2007, by and among Indymac Bank, FSB (the "Lender"), and Mid America Bank, fsb ("Subordinating Party") and Domenick Geraci and Maria Geraci, (no reinafter collectively referred to as the "Borrowers").

WHEREAS, the Borrowers are notel ted to the Subordinating Party by reason of a note in the amount of \$150,000.00 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 2/10/06, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on 3/13/06 as Norwhent No. 0607233009 for certain premises located in Cook

LOT 57 IN THE COVES OF SOUTH BARRINGTON UNIT 1 WO, BEING A SUBDIVISION IN SECTION 26 AND 27, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAK CF TITLE OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1969, AS DOCUMENT 2476163
pin 01 27 200 018 prop add: 11 Upper Pond Rd., S. Barrington. L

WHEREAS, the Borrowers are or will be indebted to Indymac Bank, "52". ("Lender") by reason of a note in the amount of \$360,000.00 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 recorded in the office of the Recorder of Deeds of County, I lin Jic on as for the above described Property;

WHEREAS, the Lender, as a condition precedent to the origination of said loan to the Portewers 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 17<sup>th</sup> day of December , 2007.

Bomenick Geraci

Marla Durace

Marla Geraci

**BORROWERS:** 

J

0805657002 Page: 2 of 2

## **UNOFFICIAL COPY**

STATE OF IL' IN )IS	) ) SS
COUNTY OF COOL	)

I, the undersigned do hereby certify that Domenick Geraci and Maria Geraci , personally known to be to 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 o ficia seal this

day of FEBRUARY 2008.

NOTARY PUBLIC

STATE OF ILLINOIS ) SS

**COUNTY OF** 

Official Seal Sara A Vaughn Notary Public State of Illinois My Commission Expires 08/09/2009

I, the undersigned, do hereby certify that Ann Ryan, personally known to me to be First Vice President of Mid America Bank, a corporation, and Marcia Petricig, personally known 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 ar a severally acknowledged that as such First Vice President and Assistant Secretary they signed and delivered the recogning Subordination Agreement and caused this corporate seal of Mid America Bank to be affixed theret 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. 7/7/CQ

Given under my hand and official seal this 17th day of December, 2007.

**NOTARY PUBLIC** 

"OFFICIAL SEAL" CAROL COOPER NOTARY PUBLIC. STATE OF ILLINOIS MY COMMISSION EXPIRES 03-22-2011

Cauper