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4005480 (2 of 2)

Recording requested by and when recorded return to:

FSC0440  
2210 ENTERPRISE DRIVE  
FLORENCE, SC 29501



Doc#: 0808049063 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/20/2008 11:28 AM Pg: 1 of 5

This Subordination Agreement prepared by:  
Sandra J. Adame  
Washington Mutual Bank  
3050 Highland Parkway  
Downers Grove, IL 60515



**SUBORDINATION AGREEMENT**

Loan Number:

**NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT**

THIS AGREEMENT, made this 04 day of March, 2008, by Craig K. Bomgaars, owner of the land hereinafter described and hereinafter referred to as "Owner", and Washington Mutual Bank, present owner and holder of the Security Instrument and Note first hereinafter described and hereinafter referred to as "Beneficiary";

**WITNESSETH**

THAT WHEREAS, Washington Mutual, as Grantor, did execute a Security Instrument, dated \_\_\_\_\_ to \_\_\_\_\_, as Trustee, covering:

See Exhibit "A" attached hereto and made a part hereof by this reference.

to secure a Note in the sum of \$25,000.00, dated August 17, 2006, in favor of Washington Mutual Bank which Security Instrument was recorded on September 27, 2006, in Book \_\_\_\_\_, Page \_\_\_\_\_, Instrument No. 627013068, of Official Records, in the Office of the County Recorder of \_\_\_\_\_ County, State of Illinois, and Doc # 0808049062

WHEREAS, Owner has executed, or is about to execute, a Security Instrument and Note in the sum of \$265,000.00, dated March 5, 2008, in favor of Washington Mutual Bank, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Security Instrument is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said Security Instrument last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Security Instrument first above mentioned; and

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Loan Number:

WHEREAS, Lender is willing to make said loan provided the Security Instrument securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Security Instrument first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Security Instrument first above mentioned to the lien or charge of the Security Instrument in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Security Instrument securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Security Instrument first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said Security Instrument securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Security Instrument first above mentioned.
- (2) That Lender would not make its loan above described without this Subordination Agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Security Instrument first above mentioned to the lien or charge of the Security Instrument in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the Deeds of Trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the Security Instrument first above mentioned, which provide for the subordination of the lien or charge thereof to another Deed or Deeds of Trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

- A. He consents to and approves (i) all provisions of the Note and Security Instrument in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- B. Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- C. He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Security Instrument first above mentioned in favor of the lien or charge upon said land of the Security Instrument in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment

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Loan Number:

and subordination, specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

D. An endorsement has been placed upon the Note secured by the Security Instrument first above mentioned that said Security Instrument has by this instrument been subordinated to the lien or charge of the Security Instrument in favor of Lender above referred to.

**NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.**

**BENEFICIARY**

Washington Mutual Bank

By: [Signature]

Name: Donna Autison

Title: Corporate Officer

**OWNER**

By: [Signature]

Craig K. Bomgaars

By: \_\_\_\_\_

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

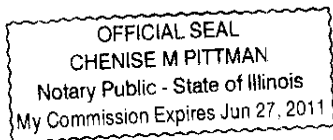
(SUBORDINATION FORM "A")

THE STATE OF ILLINOIS )

COUNTY OF McClurg )

) ss  
)

The foregoing instrument was acknowledged before me this 4th day of March, 2008, by Donna Autison, Corporate Officer who (is/are personally known to me or has produced Identification as identification.



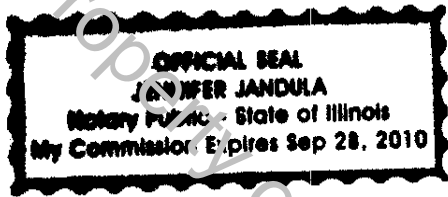
Chenise M. Pittman  
Printed/Typed Name: Chenise M. Pittman  
Notary public in and for the state of Illinois  
Commission Number: 678293

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Loan Number:

THE STATE OF ILLINOIS )  
 ) ss  
COUNTY OF Lake )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of March, 2008, by Craig K. Putngaar who is/are personally known to me or has produced drivers license as identification.



Jennifer Jandula  
Printed/Typed Name:  
Jennifer Jandula  
Notary public in and for the state of  
Illinois  
Commission Number: 06100819

THE STATE OF ILLINOIS )  
 ) ss  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ who is/are personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Printed/Typed Name:  
\_\_\_\_\_  
Notary public in and for the state of  
\_\_\_\_\_  
Commission Number:

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 004005480 SC

**STREET ADDRESS:** 4953 W. OAKTON ST.

UNIT #511

**CITY:** SKOKIE

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 10-28-201-033-1093

### LEGAL DESCRIPTION:

UNIT 511 AND PARKING SPACE P75 IN METROPOLITAN OF SKOKIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN METROPOLITAN OF SKOKIE, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 2005 AS DOCUMENT 0524544033, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS (A) BELOW A HORIZONTAL PLANE AT ELEVATION 630.55 USGS DATUM (B) ABOVE A HORIZONTAL PLANE AT ELEVATION 641.91 USGS DATUM BELOW A HORIZONTAL PLANE AT ELEVATION 664.55 USGS DATUM.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT "E" TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0531218048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2005 AS DOCUMENT 0535403095 AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME.