



Doc#: 0905805113 Fee: \$58.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/27/2009 12:41 PM Pg: 1 of 1

EXHIBIT A

SUBORDINATION
OF
MORTGAGE

KNOW ALL MEN BY THESE PRESENT: THAT, WHEREAS, on the 17th day of February, 2005, Patricia Ann Dunbar ("BORROWER"), executed a mortgage to Midwest Bank and Trust Company (Formerly Royal American Bank) ("LENDER") in the amount of twenty thousand and 00/100 U. S. Dollars (\$20,000.00), which Mortgage was recorded in the Office of the Register of Deeds for Cook County, Illinois on March 16, 2005 as Document No. 0507549108 (the "ORIGINAL MORTGAGE") and conveyed the real estate known as:

LOT 94 IN TIMBERCREST WOODS UNIT NO. 2 BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The real property is commonly known as 107 Hilltop Drive, Schaumburg, IL 60193. with PIN # 07-21-406-001-000 (hereinafter referred to as the "Property").

AND WHEREAS, on _____, 2009, BORROWER granted to Gold Star Mortgage a mortgage on the Property to secure payment of One Hundred Ninety Eight Thousand and 00/100 Dollars (\$198,000.00) which mortgage was recorded in the Office of the Register of Deeds for Cook County, Illinois on _____, 2009, as Document No. 0905805112 (the "Subsequent Mortgage").

AND WHEREAS, LENDER has been requested to and has agreed to subordinate the lien of the ORIGINAL MORTGAGE to the lien of the SUBSEQUENT MORTGAGE.

NOW THEREFORE, for good and valuable consideration, LENDER hereby agrees that the lien of the ORIGINAL MORTGAGE is subordinate and junior to the lien of the SUBSEQUENT MORTGAGE and that the lien of the SUBSEQUENT MORTGAGE shall also have a prior right over the lien of the ORIGINAL MORTGAGE to all awards and payments made as a result of the exercise of the right of eminent domain against the Property, or any part, all rents, income or profits, all compensation received for the taking of the Property, or any part, all proceeds from insurance on improvements to the Property, and all proceeds occurring as a result of foreclosure against the Property, including a deed given in lieu of foreclosure.

IN WITNESS WHEREOF, THE SAID Officer of LENDER has hereunto set (*his/her*) hand this 9th day of January, 2009:

Midwest Bank and Trust Company

By: Brian Goebbert (Seal)
Brian Goebbert Senior Vice President

C.F.
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