

# Subordination Agreement

UNOFFICIAL COPY



Doc#: 0913241133 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/12/2009 02:44 PM Pg: 1 of 3

**STEWART TITLE COMPANY**  
**2055 W. Army Trail Road, Suite 110**  
**Addison, IL 60101**  
**630-839-4000**

585142 2 of 2

UNIT NUMBER 831-"E" IN CHURCH CREEK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

PART OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24693161, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 03-31-301-091-1095 (Volume number 234)

831 S. Dwyer, Condo E, Arlington Heights, IL 6005

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****SUBORDINATION AGREEMENT  
(MORTGAGE)**

This Subordination Agreement ("Agreement") is entered into by National City Bank, for itself and/or its successors and assigns ("Subordinating Mortgagee"), and NATIONAL CITY MORTGAGE ("New Lender") on April 01, 2009.

**RECITALS**

WHEREAS, EWA LUBOWICKA, A SINGLE PERSON ("Borrower") executed a certain mortgage dated 1/31/2009, in favor of National City Bank or its predecessor-in-interest identified above, which mortgage was duly recorded on 2/19/2009, as Instrument No. 0905057812, in the Cook County Recorder's Office, State of Illinois ("Existing Mortgage"), with respect to the property ("Property"), described in Exhibit A (attached hereto and incorporated herein), the address and permanent parcel number for which are:

**831 S DWYER AVE APT E, ARLINGTON HEIGHTS, IL 60005  
03313010911095**

WHEREAS, the New Lender desires to make a loan in the amount of \$108,750.00 (the "New Loan") to be secured by a mortgage on the Property (the "New Mortgage"), which New Mortgage is dated 4/18/2009 **ADD DOCUMENT #** 0913241132

WHEREAS, in order to make the New Loan, New Lender has requested subordination of the lien of the Existing Mortgage to the lien of the New Mortgage, and Subordinating Mortgagee is hereby willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage, to the extent of the New Loan, on the terms and conditions set forth below.

NOW THEREFORE, in consideration of these premises, Subordinating Mortgagee and New Lender agree as follows:

1. The lien of the Existing Mortgage is hereby subordinated and postponed in priority to the lien of the New Mortgage, in the same manner and with like effect as though the New Mortgage had been executed, delivered and recorded prior to the execution, delivery and recordation of the Existing Mortgage. Notwithstanding the foregoing, the subordination, as described herein, does not extend to (i) any future advance clause contained in the New Mortgage; (ii) any future advance of funds to Borrower by New Lender except for advances under the New Mortgage for foreclosure costs and advances for taxes and insurance premiums; or (iii) any debt or obligation of Borrower to New Lender other than the New Loan.
2. The subordination, as described herein, is expressly subject to the valid creation, grant, attachment and perfection of the lien of the New Mortgage, and nothing contained herein shall be construed to alter or release indebtedness due and owing to the Subordinating Mortgagee under any obligations secured by the Existing Mortgage, and Subordinating Mortgagee specifically reserves and retains all right, title and interest that it holds pursuant to the Existing Mortgage, including, without limitation, any right to declare a default, accelerate, and exercise any remedies (including the right to foreclosure); and
3. The terms of the New Loan shall not be modified without the prior written consent of Subordinating Mortgagee. Any modification of the New Loan without the prior written consent of Subordinating Mortgagee shall render this Agreement null and void and of no further force and effect.

# UNOFFICIAL COPY

NATIONAL CITY BANK

By: C.T.  
Name: Catherine Thompson  
Title: Assistant Vice President

Signed and Acknowledged in the Presence of:

Diana Finnemore  
Diana Finnemore, witness  
Marlene Ferus  
Marlene Ferus, witness

STATE OF OHIO

} SS

County of Cuyahoga

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of April, 2009 personally appeared Catherine Thompson as Assistant Vice President of National City Bank and acknowledged the execution of the foregoing Agreement.

Dena DiPalma

Notary Public: Dena DiPalma  
My Commission Expires: May 24, 2012  
County Of Residence: Cuyahoga



**Dena Di Palma**  
Notary Public, State of Ohio  
My Commission Exp 5-24-12

This instrument prepared by Diana Finnemore, National City Bank

Please return to:

**NATIONAL CITY BANK**  
**Lending Services**  
**ATTN: Diana Finnemore**  
**6750 Miller Road, Loc 01-2116**  
**Brecksville OH 44141**

Cook County Clerk's Office