

08.06.540

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Prepared by and when recorded  
Mail to: TCF National Bank  
555 Butterfield Rd.  
Lombard, IL 60148

*Yvonne Grubisich*

Doc#: 0916854057 Fee: \$40.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/17/2009 02:18 PM Pg: 0

## SUBORDINATION AGREEMENT

THIS AGREEMENT made as of this 17th day of February 2009 by and between TCF National Bank f/k/a/ TCF National Bank Illinois f/k/a/ TCF Bank Illinois fsb, f/k/a/ TCF Bank Savings fsb, f/k/a/ TCF Banking and Savings F.A., f/k/a Twin City Federal Savings and Loan Association and PHH Home Loans, LLC, its successors and/or assigns.

WHEREAS, Timothy P. Murphy and Martha G. Hill, executed and delivered to Lienholder a mortgage Filed of record on July 1, 2008 in the amount of \$100,600.00 with the County Recorder of Cook County, Illinois as Document No. 0818333267, covering the following described property located in said County and State (the "Property"):

LOT 9 AND THE WEST 2.5 FEET OF LOT 8 IN BLOCK 1 IN ROBERT COMMONS' SUBDIVISION OF THE NORTH 21 ACRES, MORE OR LESS, OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 12, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 10-12-314-004

ADDRESS: 1918 W. Grant St  
Evanston, IL 60201

WHEREAS, Timothy P. Murphy and Martha G. Hill, executed and delivered to PHH Home Loans, LLC, its successors and/or assigns, a mortgage on the above described Property dated 17 day of February, 2009 filed of record on \_\_\_\_\_ with the County Recorders of Cook County, Illinois as Document No. \_\_\_\_\_, and in the amount of \$416,500.00

*J*

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## SUBORDINATION

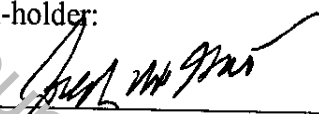
-2-

WHEREAS, it is the intention of the parties hereto, and the purpose of the Agreement, to make the aforesaid mortgage to PHH Home Loans, LLC, its successors and/or assigns, all respects senior, prior and superior to the aforesaid mortgage to Lien-holder.

NOW THEREFORE, for good and valuable consideration, and in order to induce PHH Home Loans, LLC, its successors and/or assigns, to advance funds upon its mortgage, Lien-holder does hereby subordinate the lien of its' mortgage to the lien of PHH Home Loans, LLC, its successors and/or assigns', mortgage, and all extensions, modifications and renewals thereof and all advances and future advances thereunder, notwithstanding that the Lien holder's mortgage was executed and recorded prior to the and recordation of PHH Home Loans, LLC, its successors and/or assigns', mortgage and agree that all rights, title, lien and interest acquired by PHH Home Loans, LLC, its successors and/or assigns, either by foreclosure proceeds or otherwise, under its mortgage, shall be prior and superior to any and all rights, title, lien and interest heretofore or hereafter acquired by Lien-holder under Lien-holder's mortgage.

IN TESTIMONY WHEREOF, Lien-holder has caused these presents to be executed the day and year first above written.

Lien-holder:


  
\_\_\_\_\_  
Joseph W. Garcia  
Vice President

  
\_\_\_\_\_  
Denise Renault  
Bank Officer

STATE OF ILLINOIS

COUNTY OF Cook ) SS.

The Foregoing instrument was acknowledged before me this 17th day of February 2009, by Joseph W. Garcia, Vice President and Denise Renault, Bank Officer.

  
\_\_\_\_\_  
Notary Public  
Ilya Davydov

