

UNOFFICIAL COPY



Doc#: 0926805023 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/25/2009 09:35 AM Pg: 1 of 2

FATIC# 1971912
SUBORDINATION AGREEMENT

PREPARED BY: [Signature]
Return To:

Guaranty Bank
4000 West Brown Deer Road
Milwaukee, WI 53209
ATTN: Doc Control Dept.
Loan #12493813

THIS SUBORDINATION AGREEMENT is made this 28TH day of August, 2009, by and between Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC, a corporation with a place of business at 4000 West Brown Deer Road, Milwaukee, WI 53209, and Shelter Mortgage Company, LLC, a corporation with a place of business at 4000 West Brown Deer Road, Milwaukee, WI 53209.

WHEREAS Susan M. Tyksinski and Derrick L. Fisher ("Borrower") executed and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC a mortgage in the sum of \$215,000.00 dated September 2, 2006 as Document 0627512094 in the county of Cook, Illinois which mortgage is a lien on the following property:

LOTS 8 AND 11 IN BLOCK 3 IN THORNTON STATION, (NOW HOMEWOOD, ILLINOIS) BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 31, TOWNSHIP 36 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

For Informational Purposes Only:

Property Address: 18233 MORRIS AVENUE, HOMEWOOD, IL 60450
The Real Property tax identification number is#: 29-31-316-008.

WHEREAS, the Borrower executed and delivered to Shelter Mortgage Company, LLC a mortgage in the sum of \$213,293.00, which mortgage is intended to be recorded herewith in the records of Cook, Illinois.

WHEREAS, Shelter Mortgage Company, LLC has required as a condition of its loan to the Borrower, that the lien of the mortgage executed by Borrower to Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC, be subordinated to the lien of the mortgage executed by Borrower to Shelter Mortgage Company, LLC, to which Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC, has agreed on the conditions provided herein, NOW THEREFORE, intending to be legally bound hereby, the undersigned agree as follows:


1. That the lien of mortgage executed by the Borrower to Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC, is and shall be subordinated to the lien of the mortgage executed by Borrower to Shelter Mortgage Company, LLC; only to the extent that the lien of the mortgage to Shelter Mortgage Company, LLC is, as a result of this Subordination Agreement, a validly perfect first lien security interest in the above-described property.
2. That the mortgage executed by the Borrower to Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC, is and shall be subordinated both in lien and

UNOFFICIAL COPY

payment to the mortgage executed by the Borrower to **Shelter Mortgage Company, LLC** to the extent that the mortgage to **Shelter Mortgage Company, LLC** is, as a result of this Subordination Agreement, a validly perfect first lien security interest in the above-described property.

3. That to the extent of the mortgage of **Shelter Mortgage Company, LLC** is, as a result of this Subordination Agreement, a validly perfect first lien security interest in the above-described property, the lien of the mortgage executed by Borrower to **Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC**, shall not be affected or impaired by a judicial sale under a judgment recovered under the mortgage made by the said Borrower to **Shelter Mortgage Company, LLC** but any such sale shall be subject to the lien of the said mortgage executed by the Borrower to **Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC**, as well as any judgment obtained upon the bond or note secured thereby.
4. That the **Shelter Mortgage Company, LLC** shall notify in writing of any default under the terms of the mortgage executed by the Borrower to **Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC**.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals hereto as of the date first above written.



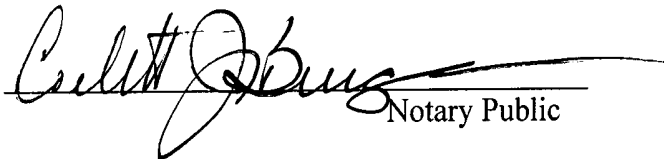
 Nancy Schloemer
 Assistant Secretary
 Mortgage Electronic Registration Systems, Inc., as
 nominee for GB Home Equity, LLC



STATE OF WISCONSIN }
 COUNTY OF MILWAUKEE } SS.

Personally came before me, this 28th day of August, 2009, **Nancy Schloemer**, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such **Assistant Secretary**, of said Corporation, and acknowledgement that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

My Commission Expires: 04/14/2013



 Notary Public