

6189901

SUBORDINATION AGREEMENT

THIS INSTRUMENT WAS PREPARED BY:
MIDWEST BANK AND TRUST CO.
1606 North Harlem
Elmwood Park, IL 60707

WHEN RECORDED, RETURN TO:
EQUITY LOAN SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING - TEAM 2
Accommodation Recording Per Client Request

41477237A (3)

WHEREAS, Midwest Bank and Trust Company, is the owner and holder of a mortgage dated June 4, 2008 and recorded June 30, 2008 as document no. 0818205011 hereinafter referred to as "Existing Mortgage" on the following described property:

Parcel 1: Unit Number 619 in the Residences at the Grove Townhome Condominium, as delineated on a survey of the following described tract of land: Lot 3 in the Residences at the Grove being a Subdivision of part of the Northwest ¼ of Section 13, Township 39 North, Range 12 East of the third Principal Meridian, according to the plat thereof recorded December 28, 2005 as document number 0536203040 in Cook County, Illinois which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0615932017; together with its undivided percentage interest in the common elements in Cook County, Illinois. Parcel 2: Easement for the benefit of parcel 1 for Ingress and Egress from Parcel 1 to the Public Streets and Roads 1 over and across the roads, Driveways and Walkways located on the community area as defined in articles 1 and 11 of the Community Declaration for the Residences at the Grove recorded June 8, 2006 as document number 0615932018 and exclusive right to the use of concrete patio as to unit 619, a limited common element, as delineated on the survey attached as exhibit "C" to the aforesaid declaration as amended from time to time.

PIN: 15-13-109-049-1008
CKA: 619 Grove Lane Forest Park, IL 60130

WHEREAS, Todd Taylor and Todd Wandtke, as joint tenants with right of survivorship, owners of said property desires to refinance the first mortgage on said property;

WHEREAS, it is necessary that the new mortgage to JP Morgan Chase Bank, N.A., its respective successors and/or assigns which secured a note in the amount of Three Hundred Twenty Four Thousand Three Hundred Dollars - (\$324,300) hereinafter referred to as "New Mortgage", be a first mortgage on the premises in question;

WHEREAS, Midwest Bank and Trust Company is willing to subordinate the lien of the "Existing Mortgage" to the lien of the "New Mortgage" recorded as document # *_____.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDWEST BANK AND TRUST COMPANY hereby subordinates the lien of its "Existing Mortgage" to the lien of the "New Mortgage" so the "New Mortgage" will be prior to all funds advanced thereunder to the lien of the "Existing Mortgage".

* Mortgage recorded 12/11/09, # 0934508243

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said **MIDWEST BANK AND TRUST COMPANY** has executed this Subordination of Lien this 9th day of November 2009.

MIDWEST BANK AND TRUST COMPANY

BY: [Signature] Vice President ATTEST: [Signature] Asst. Vice President

STATE OF ILLINOIS

COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the person whose names are subscribed to the foregoing instrument are personally known to me to be duly authorized officers of **MIDWEST BANK AND TRUST COMPANY** and that they appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said Corporation for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 9th day of November 2009

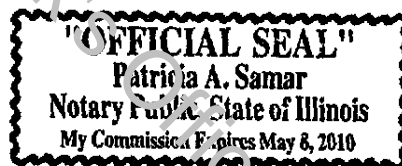
Patricia A. Samar

Notary Public

PATRICIA A - SAMAR

My Commission Expires:

May 8, 2010



UNOFFICIAL COPY

Form No. 3301 (6/00)
 Short Form Commitment, EAGLE
 SE-HASP

ORDER NO: 6189901
 FILE NO: 6189901N
 LENDER REF: 1547398503

Exhibit "A"

The land referred to in this policy is situated in the **STATE OF ILLINOIS, COUNTY OF COOK, CITY OF FOREST PARK**, and described as follows:

PARCEL 1:

UNIT NUMBER 619 IN THE RESIDENCES AT THE GROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN THE RESIDENCES AT THE GROVE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2005 AS DOCUMENT NUMBER 0536203040, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615932017 ; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932018 AND THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 619, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

APN # 15-13-109-049-1009 VOL. 0000

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 FIRST AMERICAN ELS
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