

# UNOFFICIAL COPY



### RECORDING REQUESTED BY

Doc#: 0935213000 Fee: \$76.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/18/2009 09:26 AM Pg: 1 of 6

~~AND WHEN RECORDED MAY BE:~~

Citibank  
1000 Technology Dr.  
O'Fallon, MO 63368  
Citibank Account No.: 109061000465000

Return to:  
Chicago Title  
ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001  
1932200

Space Above This Line for Recorder's Use Only

A.P.N.: \_\_\_\_\_ Order No.: \_\_\_\_\_ Escrow No.: \_\_\_\_\_

### SUBORDINATION AGREEMENT

**NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.**

THIS AGREEMENT, made this 10th day of August, 2009, by

Mary Maxwell Thomas and \_\_\_\_\_

owner(s) of the land hereinafter described and hereinafter referred to as "Owner," and JP Morgan Chase Bank  
Citibank, N.A., 1111 Polaris Parkway  
Columbus, OH 43240

present owner and holder of the mortgage or deed of trust and related note first hereinafter described and hereinafter referred to as "Creditor."

### WITNESSETH

THAT WHEREAS, Owner has executed a mortgage or deed of trust, dated on or about \_\_\_\_\_, to Creditor, covering:

### SEE ATTACHED EXHIBIT "A"

To secure a note in the sum of \$ 271,500.00, dated March 6th, 2008, in favor of Creditor, which mortgage or deed of trust was recorded on April 4th, 2008, in Book \_\_\_\_\_, Page \_\_\_\_\_ and/or as Instrument No. 0809510153 in the Official Records of the Town and/or County of referred to in Exhibit A attached hereto; and

WHEREAS, Owner has executed, or is about to execute, a mortgage or deed of trust and a related note in a sum not greater than \$ 414,000.00, to be dated no later than August 20, 2009, in favor of JP Morgan Chase Bank, NA, hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which mortgage or deed of trust is to be recorded concurrently herewith; and

X Inst 0924513006 Recorded 9/02/2009 Dated 8/20/2009  
WHEREAS, it is a condition precedent to obtaining said loan that said mortgage or deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of the mortgage or deed of trust first above mentioned; and

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

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P.

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## CONTINUATION OF SUBORDINATION AGREEMENT

WHEREAS, Lender is willing to make said loan provided the mortgage or deed of trust securing the same is a lien of charge upon the above described property prior and superior to the lien of charge of the mortgage or deed of trust first above mentioned and provided that Creditor will specifically and unconditionally subordinate the lien or charge of the mortgage or deed of trust first above mentioned to the lien or charge of the mortgage or deed of trust in favor of Lender; and

WHEREAS, it is the mutual benefit of the parties hereto that Lender make such loan to Owner; and Creditor is willing that the mortgage or deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the mortgage or deed of trust in favor of the Creditor above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said mortgage or deed of trust securing said note in favor of Lender shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the mortgage or deed of trust in favor of the Creditor first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the mortgage or deed of trust in favor of the Creditor first above mentioned to the lien or charge of the mortgage or deed of trust in favor of the Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the mortgages or deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the mortgage or deed of trust in favor of the Creditor first above mentioned, which provide for the subordination of the lien or charge thereof to another mortgage or deed of trust.

Creditor declares, agrees and acknowledges that

- (a) It consents to and approves (i) all provisions of the mortgage or deed of trust and the related note in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreements shall not defeat the subordination herein made in whole or part;
- (c) It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the mortgage or deed of trust in favor of the Creditor to the lien or charge upon said land of the mortgage or deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) If requested by Lender, an endorsement has been placed upon the note secured by the mortgage or deed of trust first above mentioned in favor of the Creditor that said mortgage or deed of trust has by this instrument been subordinated to the lien or charge of the mortgage or deed of trust in favor of Lender above referred to.

**NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.**

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

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## CONTINUATION OF SUBORDINATION AGREEMENT

CREDITOR: Citibank, N.A.,

By *Jo Ann Bibb*  
Printed Name Jo Ann Bibb  
Title Assistant Vice President

OWNER:  
*Mary Maxwell Thomas*  
Printed Name Mary Maxwell Thomas  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

*IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.*

STATE OF MISSOURI )  
County of St. Louis ) Ss.

On August 10th, 2009, before me, Kevin Gehring personally  
appeared Jo Ann Bibb Assistant Vice President of  
Citibank, N.A.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



*Kevin Gehring*  
Notary Public in said County and State

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STATE OF ILLINOIS  
County of COOK ) Ss.

On August 22, 2009, before me, Mary Ann Jones, Notary Public, personally appeared Mary Maxwell Thomas and \_\_\_\_\_ whose name(s) is/~~is~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Mary Ann Jones  
Notary Public in said County and State



Property of Cook County Clerk's Office

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## CONTINUATION OF SUBORDINATION AGREEMENT

CREDITOR: Citibank, N.A.,

By *Jo Ann Bibb*  
Printed Name Jo Ann Bibb  
Title Assistant Vice President

OWNER.

Printed Name Mary Maxwell Thomas  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title \_\_\_\_\_

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

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STATE OF MISSOURI )  
County of St. Louis ) Ss.

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appeared Jo Ann Bibb Assistant Vice President of

Citibank, N.A.  
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



*Kevin Gehring*  
Notary Public in said County and State

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## Exhibit "A" Legal Description

ALL THAT PARCEL OF LAND IN CITY OF , COOK COUNTY, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS LOT 7, SECTION 33-42-12, COUNTY CLERKS DIVISION, FILED IN PLAT DOC # 25622670, RECORDED 10/14/1980.(PARCEL 1) LOT 21 IN CAROL ESTATES, UNIT NO. 2, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF BLENVIEW, COOK COUNTY, ILLINOIS. (THE LEGAL DESCRIPTION FOR THIS PARCEL IS 04-33-300-089) (PARCEL 2) THE WEST 57.03 FEET OF THE WEST 132 FEET OF THE EAST 1056 FEET OF LOT 7 (EXCEPT THE NORTH 432.96 FEET AND EXCEPT THE SOUTH 441.57 FEET THEREOF) IN COUNTY CLERKS DIVISION OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. (THIS LEGAL DESCRIPTION IS FOR PIN 04-33-300-098)

BY FEE SIMPLE DEED FROM MARY THOMAS-COOPER, AS TRUSTEE UNDER THE MARY THOMAS-COOPER DECLARATION OF TRUST DATED 01/04/1999 AS SET FORTH IN DOC # 033654500 DATED 11/23/2003 AND RECORDED 12/31/2003, COOK COUNTY RECORDS, STATE OF ILLINOIS.

Tax ID: 04-33-300-089

1932200 - 1

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Issued At. Registered Title Insurance Agent:

Service1.ink  
4000 Industrial Blvd.  
Aliquippa, PA 15001