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Doc#: 1004948004 Fee: \$48.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/18/2010 09:13 AM Pg: 1 of 6

Property of Cook County Clerk's Office

SUBORDINATION AGREEMENT

WHEN RECORDED MAIL TO:

97414

MSN SV-79/ DOCUMENT CONTROL DEPT.

P.O. BOX 10266

VAN NUYS CALIFORNIA 91410-0266

LOAN #: 63158252

ESCROW/CLOSING#: 211057316

SPACE ABOVE FOR RECO

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.

Return to:
New Millennium Title Group
330 S Executive Dr
Ste 107
Brookfield, WI 53005

1-53100

1017

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SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is made this Fourteenth day of October, 2009, by **Bank of America, N.A., successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, N.A.** ("Subordinated Lienholder"), with a place of business at **4500 PARK GRANADA, CALABASAS, CA 91302-1613.**

WHEREAS, JASON TOLMAIRE executed and delivered to Subordinated Lienholder, a Deed of Trust/Mortgage (the "**Existing and Continuing Security Instrument**") in the sum of \$26000.00 dated 05/24/2004 and recorded in Book Volume N/A, Page N/A, as Instrument No. 0415441088, in the records of COOK County, State of IL, as security for a loan (the "**Existing and Continuing Loan**"), which Existing and Continuing Security Instrument is a valid and existing lien on the real property located at 2024 S WABASH AVE #404, CHICAGO, IL 60616 and further described on Exhibit "A," attached.

WHEREAS, JASON TOLMAIRE ("**Borrower**") executed and delivered to **Bank of America, N.A. ("Lender")**, a deed of trust/mortgage in the principal amount not to exceed \$196000.00, which deed of trust/mortgage (the "**New Security Instrument**") is intended to be recorded herewith in the records of COOK County, State of IL as security for a loan (the "**New Loan**"); recorded 11-4-09 by document 0930804156

WHEREAS, it is a condition precedent to obtaining the New Loan that the lien of the New Loan shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien of the Existing and Continuing Loan; and

WHEREAS, Lender is willing to make said loan provided the lien securing the New Loan is a lien or charge upon the described property, prior and superior to the lien of the Existing and Continuing Loan and provided that Subordinating Lender will specifically and unconditionally subordinate the lien of the Existing and Continuing Loan to the lien of the New Loan; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such a loan to Borrower; and Subordinating Lender is willing that the lien securing the New Loan shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior

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and superior to the lien securing the Existing and Continuing Loan.

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 the New Security Instrument, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the Existing and Continuing Security Instrument.

(2) That Lender would not make the New Loan without this subordination agreement.

(3) That this agreement shall be the whole and only agreement with regard to the subordination of the Existing and Continuing Security Instrument to the New Security Instrument and shall supersede and cancel, but only insofar as would affect the priority between the security instruments hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Existing and Continuing Security Instrument above mentioned, which provide for the subordination of the lien to another security instrument, deed of trust or mortgage.

Subordinating Lender declares, agrees and acknowledges that

(a) It consents to and approves (i) all provision of the Note and New Security Instrument in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Borrower and Lender for the disbursement of the proceeds of the New Loan;

(b) Lender 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 agreement or agreements shall

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not defeat the subordination herein made in whole or in part; and

(c) It intentionally and unconditionally waives, relinquishes and subordinates the lien of the Existing and Continuing Security Instrument in favor of the lien or charge upon said land of the New Security Instrument and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate 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.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOW 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.

Bank of America, N.A., successor by merger to Countrywide Bank, FSB,
fka Countrywide Bank, N.A.



Dana Miller, Vice President

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ALL PURPOSE ACKNOWLEDGMENT

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STATE OF Texas }
COUNTY OF COLLIN }

On 10/14/2009 before me, Letty Garcia (notary) personally appeared Vice President, of Bank of America, N.A., successor by merger to Countrywide Bank, N.A. personally known to me (or proved to me on the basis of evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and that he/she/they executed the same in his/her/their authorized capacity as that by his/her/their signature(s) on the instrument the person(s), or the entity in which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

Letty Garcia



ATTENTION NOTARY:

Although the information requested below is OPTIONAL, the notary is required to report any fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type Subordination docs
Number of Pages 5 Date of Document 10-14-09
Signer(s) Other Than Named Above N/A

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Exhibit "A"

THE FOLLOWING REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

PARCEL 1:

UNIT 404 IN THE RAVINIA LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9 AND 10 IN ASSESSOR'S DIVISION OF LOTS 5 TO 18 IN SMITH'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 17 TO 22, INCLUSIVE IN THE ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00979913, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-23, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00979913.

PIN # 17-22-311-030-10-1

Clerk's Office