

# UNOFFICIAL COPY

MAIL TO:

LAKESHORE TITLE AGENCY  
1301 E. HIGGINS RD  
ELK GROVE VILLAGE, IL 60007  
**1018151**  
RECORDING REQUESTED BY



Doc#: 1006831032 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/09/2010 10:15 AM Pg: 1 of 7

AND WHEN RECORDED MAIL TO:

**PREPARED BY:**  
Citibank  
1000 Technology Dr.  
O'Fallon, MO 63368

Citibank Account No.: 110020100053000

Space Above This Line for Recorder's Use Only

A.P.N.: 14-20-207-037-104 Order No.: \_\_\_\_\_ Escrow No.: 1018150

## 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 5th day of February, 2010, by

\_\_\_\_\_  
Thomas Kosnik and Catherine Kosnik  
\_\_\_\_\_  
\_\_\_\_\_

owner(s) of the land hereinafter described and hereinafter referred to as "Owner," and  
Citibank, N.A., SUCCESSOR BY MERGER TO CITIBANK, FEDERAL SAVINGS BANK

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

To secure a note in the sum of \$121,000.00, dated May 17th, 2006 in favor of Creditor, which  
mortgage or deed of trust was recorded on June 26th, 2006 in Book  
Page \_\_\_\_\_ and/or as Instrument No. 0617755054 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 \$297,450.00, to be dated no later than FEBRUARY 26, 2010,  
in favor of WELLS FARGO BANK, N.A., 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

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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## 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 his 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., SUCCESSOR BY MERGER TO CITIBANK, FEDERAL SAVINGS BANK

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

OWNER:

Printed Name Thomas Kosnik  
Title \_\_\_\_\_

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

Printed Name Catherine Kosnik  
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.

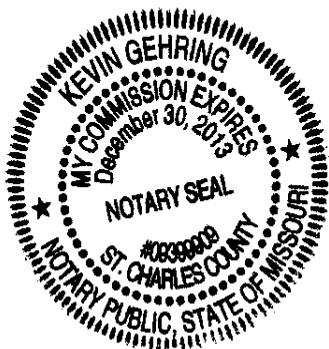
STATE OF MISSOURI )  
County of St. Charles ) Ss.

On February, 5th, 2010, 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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### CONTINUATION OF SUBORDINATION AGREEMENT

CREDITOR: Citibank, N.A., SUCCESSOR BY MERGER TO CITIBANK, FEDERAL SAVINGS BANK

By [Signature]  
Printed Name Jo Ann Bibb  
Title Assistant Vice President

OWNER:  
[Signature]  
Printed Name Thomas Kosnik Printed Name \_\_\_\_\_  
Title \_\_\_\_\_ Title \_\_\_\_\_

[Signature]  
Printed Name Catherine Kosnik Printed Name \_\_\_\_\_  
Title \_\_\_\_\_ Title \_\_\_\_\_

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

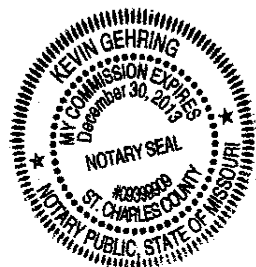
IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

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

On February 5th, 2010, 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.



[Signature]  
Notary Public in said County and State

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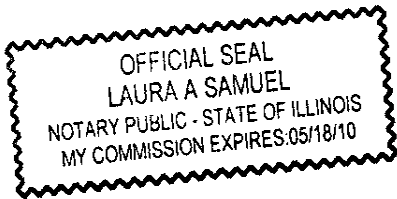
Proper  
Cook County Clerk's Office

STATE OF Ill  
County of Cook Ss.

On 2/24/10 before me, Laura Samuel personally appeared  
Thomas Kosnik and Catherine Kosnik  
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.

Laura Samuel  
Notary Public in said County and State



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Owner

*Thomas Kosnik*  
Printed Name Thomas Kosnik  
Title \_\_\_\_\_

Owner

*Catherine Kosnik*  
Printed Name Catherine Kosnik  
Title \_\_\_\_\_



Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT "A"**

**UNIT 1253-1 IN THE LAKEWOOD LIMITED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 21 AND 22 IN BLOCK 4 IN OLIVER SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90523736, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID SURVEY AND DECLARATION IN COOK COUNTY, ILLINOIS.**

**NOTE FOR INFORMATION ONLY**

**C/K/A: 1253 W. EDDY STREET, #1, CHICAGO, IL. 60657**

**PIN: 14-20-307-037-1001**

PROCESSED BY COOK COUNTY Clerk's Office