



J.P.Morgan

Doc#: 1006933082 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/10/2010 10:28 AM Pg: 1 of 3

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made in the City of Columbus, State of Ohio, as of the 2nd day of February, 2010, by JPMorgan Chase Bank, NA, a national banking association organized and existing under and by virtue of the laws of the United States of America, and doing business and having its principal office in the City of Columbus, County of Franklin, and State of Ohio ("Bank").

WITNESSETH

WHEREAS, the Bank is the owner of a mortgage dated April 27, 2004 and recorded May 21 2004, among the land records in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0414245048 made by Bruce R. Cohen and Lisa A. Cohen ("Grantor"), to secure an indebtedness of \$225,000.00 ("Mortgage"), and

WHEREAS, Grantor is the owner of that certain parcel of real estate commonly known as 1248 West Wrightwood Avenue, Chicago, Illinois 60614 and more specifically described as follows:

[SEE ATTACHED RIDER]

PIN# 14-29-309-052-0000; and

WHEREAS, Perl Mortgage, Inc., its successors &/or assigns ("Mortgagee") has refused to make a loan to Bruce Cohen and Lisa Cohen ("Borrower") of \$1,414,000.00 except upon condition that the Mortgage be subordinate to said mortgage lien of Mortgagee.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars in hand paid by each of the parties hereto to the other, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in order to induce Mortgagee to make the loan to Borrower, it is hereby mutually agreed, as follows:

- I. That the Bank covenants and consents that the lien of its Mortgage shall be subject and subordinate to the lien of Mortgagee's mortgage dated 2-23-10 reflecting and securing the loan made by Mortgagee to Borrower, in the amount of \$1,414,000.00 plus interest as charged according to the terms of the Mortgage note, and to all renewals, extensions or replacements of said mortgage; and
- II. That this Agreement shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns.

BOX 334 CT

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UNOFFICIAL COPY

IN WITNESS WHEREOF, This Subordination Agreement has been executed by the Bank on the date first above written.

JPMORGAN CHASE BANK, NA

By Denise Sunderland
DENISE SUNDERLAND

STATE OF OHIO)
) SS
COUNTY OF FRANKLIN

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Denise Sunderland personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Denise Sunderland signed, sealed and delivered the said instrument as a free and voluntary act, and as the free and voluntary act of the Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of February, 2012

Notary Public Deborah King
Commission expires: 12-23-10



DEBORAH KING
Notary Public, State of Ohio
My Commission Expires Dec. 23, 2012

THIS INSTRUMENT PREPARED BY:
JPMorgan Chase Bank, NA
Three First National Plaza
One North Dearborn, 17th Floor
Chicago, Illinois 60670

AFTER RECORDING RETURN TO:
JPMORGAN CHASE BANK, NA LOAN SERVICING
WEALTH MGT
KY1-14583, P.O. BOX 32096
LOUISVILLE, KY 40232-2096
ACCOUNT #635000085883

Clerk's Office

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 008492246 NA
STREET ADDRESS: 1248 WEST WRIGHTWOOD AVENUE
CITY: Chicago **COUNTY:** COOK
TAX NUMBER: 14-29-309-052-0000

LEGAL DESCRIPTION:

THE EAST 1/2 OF LOT 11 AND ALL OF LOT 12 IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SUBDIVISION BLOCK 2 OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office