

# UNOFFICIAL COPY



Doc#: 1010944034 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/19/2010 09:52 AM Pg: 1 of 4

## COVER SHEET FOR RECORDING DOCUMENT

SUBORDINATION AGREEMENT  
TYPE OF DOCUMENT

### MAIL TO:

LAKESHORE TITLE AGENCY

1301 E. HIGGINS ROAD

ELK GROVE VILLAGE, IL 60007

FILE# 1018431

PIN# 14-17-404-061-1086  
14-17-404-061-1044

### NAME AND ADDRESS OF PREPARER:

JOSEPH W. GARCIA

555 BUTTERFIELD RD

LOMBARD, IL 60148

4298

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Prepared by ~~and whose address~~  
 Mail to: TCF NATIONAL BANK  
 555 BUTTERFIELD ROAD  
 LOMBARD IL 60148

## SUBORDINATION AGREEMENT

THIS AGREEMENT made as of this March 16, 2010 by and between TCF National Bank f/k/a/ TCF National Bank Illinois f/k/a/ TCF Bank Illinois fsb, f/k/a/ TCF Bank Savings fsb, f/k/a/ TCF Banking and Savings F.A., f/k/a Twin City Federal Savings and Loan Association and Perl Mortgage, Inc. its successors and/or assigns.

WHEREAS Emily Schmitt and James Cummings, executed and delivered to Lienholder a mortgage dated May 30, 2008 in the amount of \$39,960.00. Filed of record on June 10, 2008 with the County Recorder of Cook County, Illinois as Document No. 0816233128 covering the following described property located in said County and State (the "Property"):

See Attached.

PIN# 14-17-404-061-1086 and 14-17-404-061-1044

ADDRESS: 1015 W. Buena Ave, Unit 1W  
 Chicago, IL 60613

CUMMINGS

WHEREAS, ~~Emily Schmitt~~ and James Cummings, executed and delivered to Perl Mortgage, Inc. its successors and/or assigns as their interests may appear, a mortgage on the above described Property dated 8<sup>th</sup> day of APRIL, 2010 filed of record on day of \_\_\_\_\_ with the County Recorders of Cook County, Illinois as Document No. \_\_\_\_\_, and in the amount of \$315,800.00. WHEREAS, it is the intention of the parties hereto, Perl Mortgage, Inc., its successors and /or assigns as their interests may appear, all respects senior, prior and superior to the aforesaid mortgage to Lien-holder.

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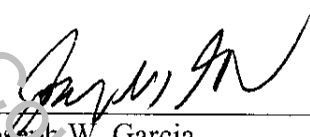
## SUBORDINATION

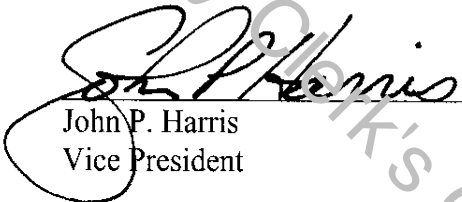
-2-

NOW THEREFORE, for a fee of \$200.00, and in order to induce Perl Mortgage, Inc., its successors and/or assigns to advance funds upon its mortgage, Lien-holder does hereby subordinate the lien of its' mortgage to the lien of Perl Mortgage, Inc., its successors and/or assigns mortgage, and all extensions, modifications and renewals thereof and all advances and future advances there under, notwithstanding that the Lien-holder's mortgage was executed and recorded prior to the and recordation of Perl Mortgage, Inc., its successors and/or assigns mortgage and agree that all rights, title, lien and interest acquired by Perl Mortgage, Inc., its successors and/or assigns, either by foreclosure proceeds or otherwise, under its mortgage, shall be prior and superior to any and all rights, title, lien and interest heretofore or hereafter acquired by Lien-holder under Lienholder's mortgage.

IN TESTIMONY WHEREOF, Lien-holder has caused these presents to be executed the day and year first above written.

Lien-holder:

  
\_\_\_\_\_  
Joseph W. Garcia  
Vice President

  
\_\_\_\_\_  
John P. Harris  
Vice President

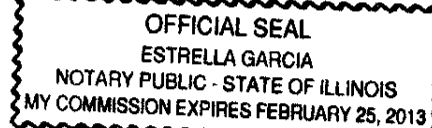
STATE OF ILLINOIS

) SS.

COUNTY OF Cook

The Foregoing instrument was acknowledged before me this March 16, 2010, by Joseph W. Garcia, Vice President and John P. Harris, Vice President.

  
\_\_\_\_\_  
Notary Public



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

**UNIT 1W AND PARKING SPACE UNIT UP20 IN BUENA VISTA CONDOMINIUM AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 1, 2, 3 AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT  
THE EAST 7 FEET OF LOTS 1, 2, 3 WHICH HAS BEEN CONDEMNED BY THE CITY  
OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID  
TRACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE  
NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41  
MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A  
DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE  
SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26  
MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33  
MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE  
WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00  
SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62  
FEET TO THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK  
SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT NO.  
840097, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION  
OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652 AND AMENDED AS  
DOCUMENT NUMBER 0010935792, TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY,  
ILLINOIS.**

**NOTE FOR INFORMATION ONLY:**

**C/K/A: 1015 W. BUENA AVENUE, #1W, CHICAGO, IL. 60613**

**PIN: 14-17-404-061-1086 AND 14-17-404-061-1044**