

# UNOFFICIAL COPY

CONSULT YOUR LAWYER BEFORE SIGNING THIS FORM-THIS FORM SHOULD BE USED BY LAWYERS ONLY.

## Subordination Agreement

09WR 29064

Date: January 26, 2010

The parties agree as follows:

Parties

Holder of the Existing Mortgage

Quorum Federal Credit Union, Successor in interest to Kraft Foods Federal Credit Union

2 Manhattanville Road

Purchase, NY 10577

Mortgage in the New Mortgage (Mortgagee)

QUORUM FEDERAL CREDIT UNION

ITS SUCCESSORS AND/OR ASSIGNS

2 MANHATTANVILLE RD, SUITE 401

PURCHASE, NY 10577

Doc#: 1013815043 Fee: \$72.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2010 02:12 PM Pg: 1 of 5



Property of Cook County Clerk's Office

The Property. The Property is described as follows:

See Schedule A attached hereto and made a part hereof.

PIN: 03-35-401-091-0000

Prepared by:  
~~Christine Greany~~  
~~Quorum FCU~~  
~~2 Manhattan Rd Ste 401~~  
~~Purchase NY 10577~~

Prepared by Christine Greany  
Christine Greany

S N  
P 4  
S N  
M N  
SC 9  
E 9  
INT Dr

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Existing Mortgage

- 2. The Holder now owns and holds the following mortgage and the bond or note which it secures: Mortgage dated 09/05/09 made by

Leonarda Ballarino and Anthony G Ballarino

to Quorum Federal Credit Union in the amount of \$21,500.00 and recorded on 09/14/2009 in Document No. 0925708250 in the office of the Cook County covering all or part of the Property.

New Mortgage Description of Property Subordination

- 3. The owner of the Property has signed and delivered to Mortgagee, a New Mortgage to secure the amount of Three Hundred Forty Four Thousand Dollars (\$344,000) and interest, covering the Property. The Property is more fully described in the New Mortgage recorded 1-7-2010 in doc # 1000757138.
- 4. The Mortgagee will not accept the New Mortgage unless the Existing Mortgage is subordinated to it. In exchange for \$1.00 and other good and valuable consideration and to induce Mortgagee to accept the New Mortgage, the Holder agrees to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage.

The Existing Mortgage lien shall be subordinated in the amount secured by the New Mortgage, interest and advances already paid and to be paid and in the future under the New Mortgage. Examples of the advances are brokerage commission, fees for making the loan, mortgage recording tax, documentary stamps, fee for examination of title and surveys. Advances may be paid without notice to Holder.

This Subordination Agreement shall apply to any extension, renewal or modification of the New Mortgage.

No oral changes

- 5. This Agreement cannot be changed or ended except in writing signed by Holder.

Who is bound

- 6. If there are more than one Holder each shall be separately liable. The words "Holder" and "Mortgagee" shall include their heirs, executors, administrators, successors and assigns. If there are more than one Holder or Mortgagee the words "Holder" and "Mortgagee" used in this Agreement includes them.


Signatures

Holder states that Holder has read this Subordination Agreement, received and completely filled in copy of it and has signed this Subordination Agreement as of the date at the top of the first page.

WITNESS

HOLDER

Quorum Federal Credit Union

  
 Kathy Hernandez

  
 Melissa Kabula  
 Director of Loan Servicing

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State of

County of

On the  
before me came

}

} ss:

day of

, Two Thousand and

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

State of

County of

On the  
before me came

}

} ss:

day of

, Two Thousand and

to me known and known to me to be the individual described in, and who executed, the foregoing instrument, and acknowledged to me that he executed the same.

State of New York

County of Westchester

}

} ss:

On the 25<sup>th</sup> day of January 2010 before me came Melissa Kabula being by me duly sworn, did depose and say that she resides in 2 Manhattanville Road, Ste# 401, Purchase, NY 10577 that she is the Director of Loan Servicing of Quorum Federal Credit Union the corporation described in, and which executed, the foregoing instrument; that she knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation; and that she signed her name thereto by like order.



*Amanda Rosolen*  
Amanda Rosolen

AMANDA ROSOLEN  
NOTARY PUBLIC- State of New York  
Reg. No. 01RO6110659  
Qualified in Westchester County  
My Commission Expires June 01, 2012

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State of }  
County of } ss:

On the \_\_\_\_\_ day of \_\_\_\_\_, Two Thousand and \_\_\_\_\_  
before me came \_\_\_\_\_ to me known, who,  
being by me duly sworn, did depose and say that he resides in  
that he is the \_\_\_\_\_ of  
the corporation described in, and which executed, the foregoing instrument; that he knows the seal of said corporation; that the seal  
affixed to said instrument is such corporate seal; that it was so affixed by order of the board of \_\_\_\_\_ of said  
corporation; and that he signed his name thereto by like order.

State of New York }  
County of Westchester } ss:

On the 25<sup>th</sup> day of January 2010 before me came Kathy Hernandez, the subscribing witness to the foregoing instrument, with  
whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides in 2 Manhattanville Road, Ste#  
401, Purchase, NY 10577 that she knows Melissa Kabula to be the individual described in, and who executed the foregoing  
instrument; that she, said subscribing witness, was present, and saw execute the same; and that she, said witness, at the same time  
subscribed her name as witness thereto.

AMANDA ROSOLEN  
NOTARY PUBLIC- State of New York  
Reg. No. 01RO6110659  
Qualified in Westchester County  
Commission Expires June 01, 2012

No. \_\_\_\_\_

QUORUM FEDERAL CREDIT UNION  
Amanda Rosolen

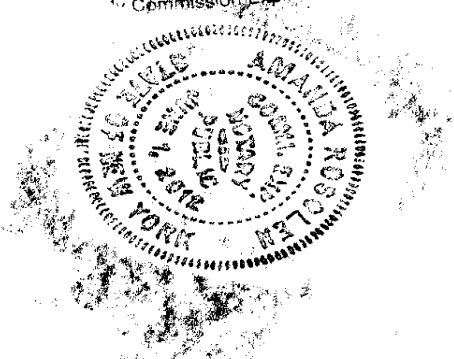
QUORUM FEDERAL CREDIT UNION

## Subordination Agreement

Dated, January 26, 2010

The land affected by the within  
instrument lies in

209 N Westgate Rd, MT Prospect, IL 60056



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION (Exhibit A)

09NL53669

LOT 2 IN MANNELLA'S RESUBDIVISION OF LOT 9 (EXCEPT THE NORTH 1/2 THEREOF AND EXCEPT THE EAST 366 FEET THEREOF) IN C.A. GOELZ' PROSPECT GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 TOGETHER WITH THE EAST 2/3RDS OF THE NORTH 3/4THS OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 11, 1986 AS DOCUMENT LR 3495428 IN COOK COUNTY, ILLINOIS. ✓

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM CLARA A. LAZAR, A MARRIED PERSON AND JOHN RAINONE, HER HUSBAND RECORDED 08/24/1993 IN DOCUMENT NUMBER 93-671653, IN SAID COUNTY AND STATE.

COMMONLY KNOWN AS: 209 N. WESTGATE RD., MT. PROSPECT, IL 60056

Tax Id: 03-35-401-091-0000

Property of Cook County Clerk's Office