

Recording Requested By/Return To:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-90900

This Instrument Prepared by:

Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

Return to:
Urban Lending Solutions
4 Allegany Center Bldg.
Pgh, PA 15212

Parcel#: 13-14-414-014-0000

[Space Above This Line for Recording Data]

Account #: XXX-XXX-XXX9760-1998

Reference Number: 187588801931514

**SUBORDINATION AGREEMENT
LINE OF CREDIT MORTGAGE**

Effective Date: 8/27/2010

Owner(s): KARAM S JAHJAH
ANA A JAHJAH

Current Lien Amount: \$52,000.00.

Senior Lender: Bank Of America

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 4215 N SPAULDING AVE, CHICAGO, IL 60618-0000

UNOFFICIAL COPY

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

KARAM S. JAHJAH AND ANA A. JAHJAH, HUSBAND AND WIFE WHO ACQUIRED TITLE AS KARAM JAHJAH AND ANA JAHJAH (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Line Of Credit Mortgage given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 10th day of December, 2008, which was filed in Document ID# 0835757184 at page 1 (or as No. N/A) of the Records of the Office of the Recorder of the County of COOK, State of Illinois (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to KARAM S JAHJAH and ANA A JAHJAH (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$209,700.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

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SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By 
(Signature)

8/27/2010

Date

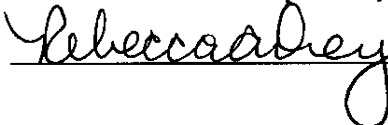
Gabe Georgescu
(Printed Name)

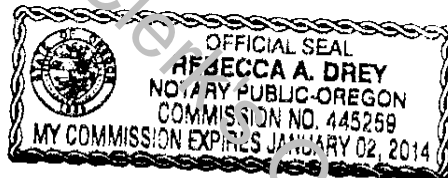
Supervisor
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 27 day of Aug 2010, by Gabe Georgescu, as Supervisor of the Subordinating Lender named above, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

 (Notary Public)



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SCHEDULE "A"

Legal Descriptions: All that certain property situated in the county of COOK, and State of ILLINOIS, being described as follows: PARCEL 13-14-414-014-0000 and being more fully described in a deed dated 01/22/1991, and recorded 01/30/1991, among the land records of the county and state set forth above, in DOCUMENT NO. T3941354

LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS IS DESCRIBED AS FOLLOWS:

LOT 20 IN BLOCK 80 IN THE NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4215 N SPAULDING 1, CHICAGO, IL 60618.

PARCEL 13-14-414-014-0000

BEING THE SAME PROPERTY CONVEYED TO KARAM S. JAHJAH AND ANA A. JAHJAH, HIS WIFE, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY BY DEED FROM LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED 5-2-80 AND KNOWN AS TRUST NUMBER 26-5844-00 RECORDED 01/30/1991 IN DOCUMENT NO. T3941354, IN THE OFFICE OF THE RECORDER OF DEEDS FOR COOK, ILLINOIS.

Cook County Clerk's Office