

UNOFFICIAL COPY

MORTGAGE SUBORDINATION AGREEMENT



Doc#: 1033641061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/02/2010 12:06 PM Pg: 1 of 3

By Corporation or Partnership

Account Number: 6580

Date: 5 day of October, 2010

Legal Description: See Attached Legal

P.I.N. #16-07-212-010-1069

Property Address: 218 N Oak Park Ave, Oak Park, IL 60302

Return To:
Lexicon Title, LLC
1809 N. Mill Street - Suite F
Naperville, Illinois 60563
630.364.5500

100402200411

This Agreement is made this 5 day of October, 2010, by and between US Bank National Association ND ("Bank") and WINTRUST MORTGAGE CORPORATION ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated 25 day of September, 2009, granted by Joseph Brabender and Kin Yan Wong, husband and wife ("Borrower"), and recorded in the office of the County Recorder, Cook County, Illinois, Book _____, Page _____, as Document 0027926187, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated November 9, 2010, granted by the Borrower, and recorded in the same office on ★, 20★, as _____ encumbering the property. To induce Refinancer to make a loan to the Borrower secured by the Senior Mortgage, Bank has agreed to execute and deliver this Subordination Agreement.

★ Recorded concurrently

ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Mortgage on the Property is and shall be and shall remain fully subordinate for all purposes to the lien of the Senior Mortgage on the Property, to the full extent of all sums from time to time secured by the Senior Mortgage; provided, however, that the total indebtedness secured by the Senior Mortgage does not exceed \$120,000.00, exclusive of interest thereon, amounts advanced to protect the lien and priority of the Senior Mortgage, and costs of collection, and provided further, that this agreement shall not be effective until each other mortgage or other lien recorded against the property (other than the Senior Mortgage) and each judgment that is a lien against the Property shall be subordinated of record of the lien of the Senior Mortgage.

IN WITNESS THEREOF, this Subordination Agreement is executed on the day and year first above stated.

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US Bank National Association ND

Ann K. Gurno

By: Ann K Gurno
Title: Loan Operations Officer

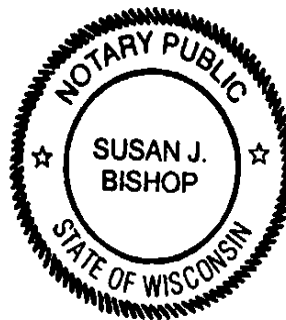
STATE OF Wisconsin
COUNTY OF Winnebago

The foregoing instrument was acknowledged before me this 5 day of October, 2010, by (name) Ann K Gurno, the (title) Loan Operations Officer of (bank name) US Bank National Association, ND, national banking association under the laws of The United States of America, on behalf of the association.

Susan J. Bishop

Susan J. Bishop, Notary Public
My Commission Expires: 1/22/2012

Prepared by: Nikki Zweiger



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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Legal Description:

UNITS 1X AND P-13 IN SANTA MARIA CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF LOTS 1, 2 AND 3 OWNER'S SUBDIVISION IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 29, 1996 AS DOCUMENT NUMBER 96402515 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY INDEX NUMBER'S: 16-07-212-010-1069 & 16-07-212-010-1123.

PROPERTY COMMONLY KNOWN AS: 218 NORTH OAK PARK AVENUE, UNIT 1X, OAK PARK IL 60302.

Permanent Index Number:

Property ID: 16-07-212-010-1069

Property ID: 16-07-212-010-1123

Property Address:

218 North Oak Park Avenue, Unit 1X
Oak Park, IL 60302

Property of Cook County Clerk's Office