

# UNOFFICIAL COPY

## MORTGAGE SUBORDINATION AGREEMENT



By Corporation or Partnership

Doc#: 1033712065 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/03/2010 09:44 AM Pg: 1 of 3

Account Number: 8473

Date: 15 day of November, 2010

Legal Description: See Attached Legal

P.I.N. #02-10-103-035

Property Address: 1415 N Briar Patch Ct, Palatine, IL 60067

This Agreement is made this 15 day of November, 2010, by and between US Bank National Association ND ("Bank") and ANDERSON FINANCIAL GROUP, INC ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated 15 day of June, 2009, granted by Todd A Caponi and Christina J Caponi, husband and wife ("Borrower"), and recorded in the office of the County Recorder, Cook County, Illinois, Book \_\_\_\_\_, Page \_\_\_\_\_, as Document 0918255013, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated Nov 6, 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.

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 \$411,000.00, 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.

# BOX 441

205219 2/2

S Y  
P 3  
S N  
SC V  
INT DB

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US Bank National Association ND

Ann

By: Ann K Gurno  
Title: Loan Operations Officer

STATE OF Wisconsin  
COUNTY OF Winnebago

The foregoing instrument was acknowledged before me this 15 day of November, 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.



Paulette Michler  
Paulette Michler, Notary Public  
My Commission Expires: 3/13/2011

Prepared by: Ivy Crook

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Commitment Number: 205219

## SCHEDULE C

### PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS, TO WIT:

LOT 1 IN TRAIL VIEW SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BLOCK 2 AND THE SOUTH HALF, BEING 33 FEET WIDE OF THE EAST 116.30 OF HILL ROAD LYING ADJACENT THERETO IN ARTHUR T. MCINTOSH AND COMPANY'S DEER GROVE FARMS, A SUBDIVISION OF PART THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TRAIL VIEW SUBDIVISION RECORDED SEPTEMBER 21, 2005 AS DOCUMENT 0626445056, IN COOK COUNTY, ILLINOIS.

02-10-103-035-0000

CKA: 1415 BRIAR PATCH Court , Palatine, IL, 60067