

# UNOFFICIAL COPY



Doc#: 1034004074 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/06/2010 09:42 AM Pg: 1 of 2

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## SUBORDINATION AGREEMENT

THIS AGREEMENT is entered into this 4th day of November, 2010 by Kenilworth Financial Mortgage ("the Lender") and Suburban Bank and Trust ("Lienholder").

### Recitals

Lienholder holds a Second Mortgage dated August 24, 2007 in the original principal amount of \$275,000.00, which second Mortgage was granted by:

JOHN M. DENNING AND VICKI H. DENNING, HUSBAND AND WIFE, AS TENANTS IN COMMON to Suburban Bank and Trust and filed of record in the Office of Cook County, State of Illinois as document No. 0725641052 securing an interest in the following described real estate property:

PARCEL 1: LOT 10 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, ALL IN TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOTS P AND R AS CREATED BY THE PLAT OF SUBDIVISION

Commonly known as 18 RUFFLED FEATHERS DRIVE, LEMONT, IL 60439. The Real Property tax identification number is 22-34-211-002-0000.

The Lender originated a First Mortgage dated \_\_\_\_\_ in the original principal amount of \$140,000.00 which first mortgage was granted by JOHN M. DENNING AND VICKI H. DENNING, HUSBAND AND WIFE, AS TENANTS IN COMMON to Kenilworth Financial Mortgage filed of record in the Office of Cook County, State of Illinois as Recording Number Concurrent Mtg. securing an interest in the property.

The Lender will provide credit to refinance the first mortgage secured by the property if Lien holder subordinates its Second Mortgage Lien to the Lender's new First Mortgage Lien.

NOW THEREFORE, in consideration of the covenants contained herein, the parties agree as follows:

1. Subordination. Lien holder agrees to and hereby does subordinate its second mortgage lien in the property to a new First Mortgage Lien to be filed by the Lender in order to refinance its existing First Mortgage.

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2. Effect. The Lender agrees that Lien holder's Second Mortgage shall in no way be impaired or affected by this agreement except that the Second Mortgage Lien shall stand Junior and Subordinate to the Lender's new First Mortgage in the same manner and to the same extent as if the Lender's new First Mortgage had been filed prior to the execution and recording of the Lienholder's Second Mortgage.
3. At no time, without Lien holder's written consent, should the principal amount secured by Lender's First Mortgage exceed the original principal amount of \$140,000.00

In Witness Whereof, the parties have executed this Subordination Agreement as on the date and year first above written

**Suburban Bank and Trust**

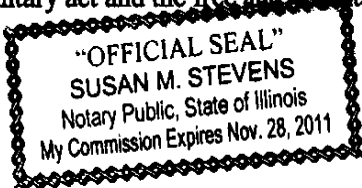
**Kenilworth Financial Mortgage**

*Mary Lou Craig, SVP*  
 By: Mary Lou Craig, SVP

By: \_\_\_\_\_

State of Illinois  
County of DuPage ) ss

On this 4th of November, 2010 before me a notary public in and for the above county and state, appeared Mary Lou Craig, who stated that she is the Senior Vice President of Suburban Bank and Trust Co. and acknowledged that she signed and delivered this instrument as a free and voluntary act and the free and voluntary act of the corporation.



*Susan M. Stevens*  
 \_\_\_\_\_  
 Notary Public

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me a notary public in and for the above county and state, appeared \_\_\_\_\_ who stated that he/she is the \_\_\_\_\_ of \_\_\_\_\_ and acknowledged that he/she signed and delivered this instrument as a free and voluntary act and the free and voluntary act of the corporation.

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

**Return to:**  
Suburban Bank and Trust  
Attn: Loan Operations  
372 North Wood Dale Road  
Wood Dale, IL 60191

**Prepared by:**  
Tom Herlien