

# UNOFFICIAL COPY



Doc#: 1101040031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2011 10:21 AM Pg: 1 of 4

This instrument was prepared by:  
Bank of America Subordination Unit  
4161 Piedmont Parkway  
Greensboro, NC 27410

After recording return to:  
Bank of America Collateral Tracking  
4161 Piedmont Parkway  
Greensboro, NC 27410  
Account #: 6895100854XXXX

**Bank of America**



## Real Estate Subordination Agreement

This Real Estate Subordination Agreement ("Agreement") is executed as of 10/05/2010, by Bank of America, N.A. ("Subordinator") having an address of:  
4161 Piedmont Parkway  
Greensboro, NC 27410  
in favor of ANDERSON FINANCIAL GROUP, INC. ("Junior Lien Holder"), having an address for notice purposes of:  
827 NORTH MILWAUKEE AVENUE  
CHICAGO, IL 60642

**Whereas**, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 09/16/2005, executed by JOSEPH T. REARDEN AND GINA M. REARDEN, with a property address of: 1246 COVINGTON DRIVE, LEMONT, IL 60439

which was recorded on 10/6/2005, in Volume/Book N/A, Page N/A, and Document Number 0527947096, and if applicable, modified on \_\_\_\_\_, in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of COOK County, IL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

**Whereas**, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to JOSEPH T. REARDEN AND GINA M. REARDEN

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

BOX 441 204732

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INT AB

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(jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of ANDERSON FINANCIAL GROUP, INC. in the maximum principal face amount of \$ 254,500.00 (the "Principal Amount") [For North Carolina only - bearing interest and payable as therein provided at the maximum rate of 4.3750% for a period not to exceed 360.00 months], including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

Doc# 1030512009

**Now, Therefore,** for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Bank of America's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

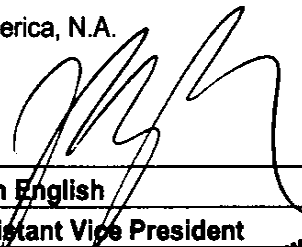
This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchase(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)


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Bank of America, N.A.

Two witness signatures required in CT, FL, GA, SC and TN

  
 By: Jean English  
 Its: Assistant Vice President

10/05/2010  
Date

  
 Witness Signature

Shannon Davis  
Typed or Printed Name

  
 Witness Signature

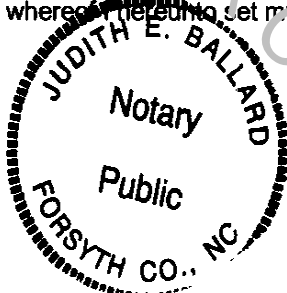
Phoebe Howard  
Typed or Printed Name



### Individual Acknowledgment:

State/Commonwealth/District of North Carolina  
County/City of Guilford/Greensboro

On this the Fifth day of October, 2010, before me, Judith E. Ballard, the undersigned Notary Public, personally appeared Jean English, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.



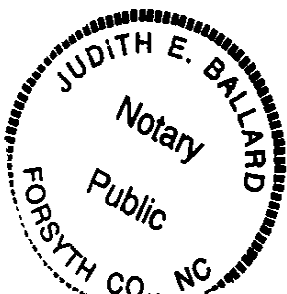
  
 Signature of Person Taking Acknowledgment

Commission Expiration Date: 03/24/2013

### Corporate Acknowledgment:

State/Commonwealth/District of North Carolina  
County/City of Guilford/Greensboro

On this the Fifth day of October, 2010, before me, Judith E. Ballard, the undersigned Notary Public, personally appeared the Assistant Vice President of Bank of America, N.A and that (s)he, as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Assistant Vice President. In witness whereof I hereunto set my hand and official seal.



  
 Signature of Person Taking Acknowledgment

Commission Expiration Date: 03/24/2013

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

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## EXHIBIT "A"

### PROPERTY DESCRIPTION

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

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

LOT 292, IN GALLAGHER AND HENRY'S COVINGTON KNOLLS SUBDIVISION UNIT 4B, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 2003, AS DOCUMENT NO. 0330331096 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 19, 2003 AS DOCUMENT NO. 0335344042, IN COOK COUNTY, ILLINOIS.

1246 COVINGTON Drive, Lemont, IL 60439

22-28-409-020-0000

Office of Cook County Clerk's Office