

UNOFFICIAL COPY



Doc#: 1101217031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2011 01:07 PM Pg: 1 of 3

359465265

WHEN RECORDED MAIL TO:

BCHH, Inc
1000 Cliff Mine Rd, Ste 390
Pittsburgh, PA 15275

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made December 21, 2010, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registration Systems Inc**, 2052 West Armitage Ave # D, Chicago, IL 60647 PARCEL# 14-31-139-060-0000

WITNESSETH:

THAT WHEREAS Carl Manthe and Penelope Hopper, residing at 2052 W Armitage United Chicago IL 60647, did execute a Mortgage dated 4/30/04 to **Mortgage Electronic Registration Systems Inc** covering:

SEE ATTACHED

To Secure a Note in the sum of \$ 100,000.00 dated 4/30/04 in favor of **Mortgage Electronic Registration Systems Inc**, which Mortgage was recorded 5/5/04 as Instrument No. 0412611217.

WHEREAS, Owner has executed, or is about to execute, a Mortgage and Note in the sum of \$ 395,000.00 dated December 21, 2010, in favor of **Guaranteed Rate**, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that Lender's mortgage last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinafter described, prior and superior to the lien or charge of **Mortgage Electronic Registration Systems Inc** mortgage first above mentioned.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

S yes
P 3
S N
M N
SC yes
E yes
INT yes

UNOFFICIAL COPY

(1) That said mortgage securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of **Mortgage Electronic Registration Systems Inc** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **Mortgage Electronic Registration Systems Inc** mortgage first above mentioned.

(2) Nothing herein contained shall affect the validity or enforceability of **Mortgage Electronic Registration Systems Inc** mortgage and lien except for the subordination as aforesaid.

WITNESSED BY:

Mortgage Electronic Registration Systems Inc

By: *Trina Jackson*
Trina Jackson

By: *Patricia Karpowicz*
Patricia Karpowicz

By: *Kim Johnson*
Kim Johnson

Title: Vice President

By: *Trina Jackson*
Trina Jackson

Attest: *Marnessa Birckett*
Marnessa Birckett

By: *Kim Johnson*
Kim Johnson

Title: Assistant Secretary



COMMONWEALTH OF PENNSYLVANIA :
:ss
COUNTY OF MONTGOMERY :

On 12/20/10, before me **Tamika Scott**, the undersigned, a Notary Public in and for said County and State, personally appeared Patricia Karpowicz personally known to me (or proved to me on the basis of satisfactory evidence) to be the Vice President, and Marnessa Birckett personally known to me (or proved to me on the basis of satisfactory evidence) to be the Assistant Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same, pursuant to its bylaws, or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Tamika Scott
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tamika Scott, Notary Public
Upper Dublin Twp., Montgomery County
My Commission Expires Nov. 27, 2014
Member, Pennsylvania Association of Notaries

UNOFFICIAL COPY

LEGAL DESCRIPTION:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS AND BEING DESCRIBED IN A DEED DATED 04/30/2004 AND RECORDED 05/05/2004 AS INSTRUMENT NUMBER 0412611215 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS:

PARCEL 1:

UNIT "D" IN THE 2052 ARMITAGE PARK TOWNHOME, DESCRIBED AS FOLLOWS: THE NORTH 19.0 FEET OF THE SOUTH 77.75 FEET OF THAT PART OF THE EAST 37.50 FEET OF THE FOLLOWING DESCRIBED TRACT;

LOTS 5, 6, 7, 8 AND 9 IN BLOCK 9 IN SHERMANS' ADDITION TO HOLSTEIN, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR ARMITAGE PARK TOWNHOUSES RECORDED AS DOCUMENT NO. 95491837.

PARCEL NO. 14-31-139-060 -- 6306