



Doc#: 1101912261 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2011 01:43 PM Pg: 1 of 4

154538 2/3

AFTER RECORDING, RETURN TO:
HSBC
CAPTURE CENTER / IMAGING
2929 WALDEN AVE
DEPEW, NY 14043

CITYWIDE
TITLE CORPORATION
350 W. JACKSON BLVD. SUITE 320
CHICAGO, IL 60604

CROSS REFERENCES:
Security Instrument at
Deed Book _____, Page _____
JP Morgan Chase Bank, NA
Security Instrument at
Deed Book _____, Page _____

SUBORDINATION AGREEMENT

WHEREAS the undersigned **Beneficial Financial I Inc, successor by merger to Beneficial Illinois, Inc** (the "Original Lender") is the holder of a certain **Mortgage** (the "Security Instrument") executed by **Bradford Harum and Adrienne Harum**, dated **November 02, 2006**, to secure a note to Original Lender in the amount of **\$22,000.00**, said instrument encumbering certain property located at **101 Des Plaines Ave, Forest Park, Cook County, Illinois** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

WHEREAS the Original Lender Security Instrument was recorded by the [Clerk of Superior Court, Cook County, Illinois], on **November 09, 2006**, as Document Number **0631321018**; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **JP Morgan Chase Bank, NA** and its successors and assigns (the "**JP Morgan Chase Bank, NA Security Instrument**"), executed by **Bradford Harum and Adrienne Harum**, dated 12-18-10, to secure a note to **JP Morgan Chase Bank, NA** in the amount not to exceed **\$200,450.00**, said instrument also encumbering the Property; and

WHEREAS the **JP Morgan Chase Bank, NA Security Instrument** was recorded by the [Clerk of Superior Court, Cook County, Illinois], on _____, in Deed Book _____, Page _____; and

WHEREAS Original Lender and **JP Morgan Chase Bank, NA** desire to establish **JP Morgan Chase Bank, NA's** position as first priority lienholder on the Property, with full security interest, and the undersigned agrees that the Original Lender Security Instrument is, shall be, and is hereby made, subject and subordinate to the **JP Morgan Chase Bank, NA Security Instrument**, but, shall not be subordinate to any future advances taken under the **JP Morgan Chase Bank, NA Security Instrument**, except those corporate advances expressly permitted in the **JP Morgan Chase Bank, NA Security Instrument**;

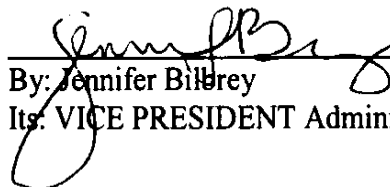
SCV
INT 10

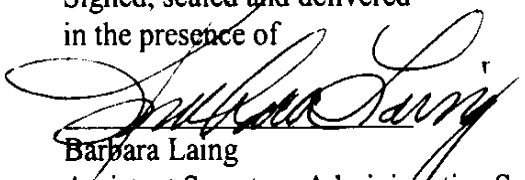
UNOFFICIAL COPY

THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of **JP Morgan Chase Bank, NA** under the **JP Morgan Chase Bank, NA Security Instrument**, but, shall not be subordinate to any future advances taken under the **JP Morgan Chase Bank, NA Security Instrument**, except those corporate advances expressly permitted in the **JP Morgan Chase Bank, NA Security Instrument**. This subordination agreement shall be binding upon the successors and assigns of the undersigned and shall operate to the benefit of the holder of the **JP Morgan Chase Bank, NA Security Deed** and the successors and assigns thereof and of any purchaser at any foreclosure sale thereunder and shall apply with like force and effect to any renewal thereof.

WITNESS the hand and seal of the undersigned, this **9th** day of **December**, 2010.

BENEFICIAL FINANCIAL I INC, SUCCESSOR BY MERGER TO BENEFICIAL ILLINOIS, INC


By: Jennifer Bilbrey
Its: VICE PRESIDENT Administrative Services Division


Signed, sealed and delivered
in the presence of

Barbara Laing
Assistant Secretary Administrative Services Division

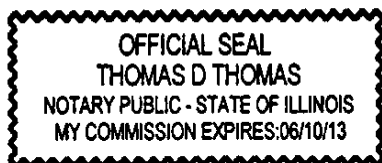


State of IL
County of DuPage

I, Thomas D Thomas, a Notary Public in and for the State of Illinois and County of DuPage, do hereby certify that Jennifer Bilbrey and Barbara Laing personally appeared before me this day and acknowledged that they are the Vice President and Assistant Secretary of **Beneficial Financial I Inc, successor by merger to Beneficial Illinois, Inc**, a Corporation, and that they as Vice President and Assistant Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this the **9th** day of **December**, 2010.


Notary Public
My commission expires:
Seal:



UNOFFICIAL COPY

EXHIBIT "A"

ALL THAT TRACT or parcel of land, together with all improvements thereon,

.....

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

File No.: 154538

EXHIBIT A

The North 33 feet of Lot 1 in Block 7 in Railroad Addition to Harlem, being a Subdivision of part of the Southeast $\frac{1}{4}$ of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Pin: 15-12-407-009-0000

Address: 101 Des Plaines Ave Forest Park IL 60130

Property of Cook County Clerk's Office