

UNOFFICIAL COPY

MORTGAGE SUBORDINATION AGREEMENT



By Corporation or Partnership

Doc#: 1102633145 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2011 02:33 PM Pg: 1 of 3

Account Number: 0906

Date: 16 day of December, 2010

Legal Description: See Attached Legal

P.I.N. #10-36-328-021-0000

Property Address: 3129 Columbia Ave W, Chicago, IL 60645-4005

This Agreement is made this 16 day of December, 2010, by and between US Bank National Association ND ("Bank") and GUARANTEED RATE INC. ("Refinancer").

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Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated 20 day of August, 2009, granted by Virginia D. Austria, Unmarried ("Borrower"), and recorded in the office of the County Recorder, Cook County, Illinois, Book _____, Page _____, as Document 0929517019, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated December 28, 2010, granted by the Borrower, and recorded in the same office on January 26, 2011, as 1102633144, 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 \$80,500.00, 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.

mail to

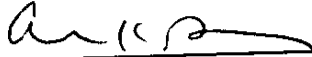
This instrument was drafted by: US Bank Corporate Loan Servicing Center, 1850 Osborn Ave, Oshkosh, WI 54902

BOX 334 CTT

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COC SA 700235 3 of 3
CROWWAY

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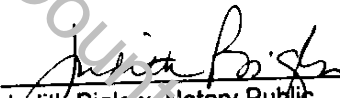
US Bank National Association ND



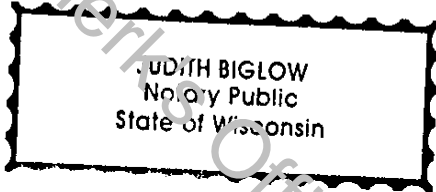
By: Ann K Gurno
Title: Loan Operations Officer

STATE OF Wisconsin
COUNTY OF Winnebago

The foregoing instrument was acknowledged before me this 16 day of December, 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.


Judith Biglow, Notary Public
My Commission Expires: 10/02/2011

Prepared by: Michelle Davis



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SITUATED IN COOK COUNTY, ILLINOIS, TO WIT:

LOT 21 IN THE PLAT OF SUBDIVISION OF PARKSIDE ESTATES A PLANNED UNIT DEVELOPMENT, A RESUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED OCTOBER 15, 2001 AS DOCUMENT 0010957556.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT 0501114312 OF THE COOK COUNTY, ILLINOIS, RECORDS.

Am # 10-36-328-021-0000

Property of Cook County Clerk's Office