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MORTGAGE SUBORDINATION AGREEMENT

THIS AGREEMENT is made this 16th of December, 2010 by Heritage Bank of Schaumburg, ("Subordinating Party"), and is being given to Perl Mortgage, Inc., its successors/and or assigns. as their respective interests may appear ("Lender"),



RECITALS

Doc#: 1103256009 Fee: \$62.00
Eugene "Gene" Moore RHSF Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2011 09:49 AM Pg: 1 of 3

1. LENDER is making a mortgage to:

Lantry 2000 Revocable Trust, ("Borrower") in connection with the acquisition of certain premises with a property address of 431 Adams Avenue, Glencoe, Illinois 60022 which premises are described below ("Property"):

LOT 15 IN BLOCK 4 IN CULVER AND JOHNSON'S ADDITION TO GLENCOE, A SUBDIVISION OF THE WEST 37.48 ACRES (EXCEPT THE STREET SOUTH AVENUE) PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 05-07-40-016-0000

2. Borrower is the present owner of the Property or will at the time of the making of the Loan be the owner of the Property, and has executed or is about to execute a Mortgage in the sum of \$412,000.00 with a loan number of PMI037684 in favor of the Lender.

3. Subordinating Party now owns or holds an interest in the mortgagee of the Property pursuant to the provisions of that certain Mortgage dated February 5, 2010, recorded on February 22, 2010 as Document Number 1005335118, in the County of Cook, State of Illinois in the amount of \$250,000.00.

4. Lender is willing to make such loan to Borrower provided that Lender obtains a first lien on the Property and that the Subordinating Party unconditionally subordinates the lien of its Mortgage to the lien in favor of Lender in the manner hereinafter described.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Subordinating Party, and to induce Lender to make a loan to Borrower, Subordinating Party hereby agrees with Lender that the Mortgage securing the Note in favor of Lender, and any renewals, extensions, or modifications of it, will be and shall remain a lien on the Property and superior to the lien in favor of Subordinating Party in the same manner as if Lender's Mortgage has been executed and recorded prior in time to the execution and recordation of the Subordinating Party's Mortgage.

Subordinating Party further agrees that:

Any future advance of funds or additional debt that may be secured by the Subordinating Party's Mortgage, including, without limitation, additional debt created by any shared appreciation or negative amortization provisions of the Subordinating Party's Mortgage (together, "Future Advances"), shall be subject to the provisions of this Mortgage Subordination Agreement. The Mortgage securing the Note in favor of Lender, and any renewals, extensions, or modifications of it, will be and shall remain a lien on the Property prior and superior to any lien for Future Advances.

Return to:
SUCCESS TITLE SERVICES, INC
400 Skokie Blvd Ste. 380 242
Northbrook, IL 60062

STS10-03231 2

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This agreement is made under the laws of the State in which the Property is located. It cannot be waived, changed, or terminated, except by a writing signed by both parties. This Agreement shall be binding upon Subordinating Party and the heirs, representatives, successor and assigns of Subordinating Party, and shall inure to the benefit of, and shall be enforceable by Lender and its successors and assigns. Subordinating Party waives notice of Lender's acceptance of this Agreement.

IN WITNESS THEREOF, the undersigned has caused this instrument to be executed the day and year first written above written.

Heritage Bank of Schaumburg
("Subordinating Party")

By: *Gregory M. Ruffolo*
Gregory M. Ruffolo
Its: Executive Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 16th day of December, 2010, a Notary Public in and for said County, personally appeared to me, Gregory M. Ruffolo personally known to me to be the Executive Vice President of Heritage Bank of Schaumburg, and that foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and he acknowledged the execution of said instrument to be the voluntary act and deed of said corporation.

Witness my hand and notarial seal the day and year above written.

Linda Gaeding
Notary Public

My commission expires: 7-13-13



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Success Title as an Agent for Chicago Title

Commitment Number: STS10_03231

EXHIBIT A PROPERTY DESCRIPTION

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

LOT 15 IN BLOCK 4 IN CULVER AND JOHNSON'S ADDITION TO GLENCOE, A SUBDIVISION OF THE WEST 37.48 ACRES (EXCEPT THE STREET SOUTH AVENUE) PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 05-07-405-016-0000

Property of Cook County Clerk's Office