

# UNOFFICIAL COPY



Prepared by and when recorded  
Mail to: TCF NATIONAL BANK  
555 BUTTERFIELD ROAD  
LOMBARD IL 60148

Doc#: 1105546031 Fee: \$62.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/24/2011 12:32 PM Pg: 1 of 3

## SUBORDINATION AGREEMENT

THIS AGREEMENT made as of this 8th day of February, 2011 by and between TCF National Bank f/k/a/ TCF National Bank Illinois f/k/a/ TCF Bank Illinois fsb, f/k/a/ TCF Bank Savings fsb, f/k/a/ TCF Banking and Savings F.A., f/k/a Twin City Federal Savings and Loan Association and JPMorgan Chase Bank, N.A. its successors and/or assigns. 38

WHEREAS, Michael S Hegarty and Ricardo T Perez, executed and delivered to Lienholder a mortgage dated 05/13/2008 in the amount of \$268,000.00. Filed of record on 05/21/2008 with the County Recorder of Cook County, Illinois as Document No. 0814235071 covering the following described property located in said County and State (the "Property"):

SEE ATTACHED

PIN# 17-17-210-034

ADDRESS: 1125 W MONROE STREET  
CHICAGO IL 60607

WHEREAS, Michael S Hegarty and Ricardo T Perez, executed and delivered to JPMorgan Chase Bank, N.A. its successors and/or assigns as their interests may appear, a mortgage on the above described Property dated 16 day of February, 2011 filed of record on \_\_\_ day of \_\_\_\_\_, 20\_\_\_ with the County Recorders of Cook County, Illinois as Document No. 1105546030, and in the amount of \$399,029.00.

WHEREAS, it is the intention of the parties hereto, JPMorgan Chase Bank, N.A., its successors and /or assigns as their interests may appear, all respects senior, prior and superior to the aforesaid mortgage to Lien-holder.

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## SUBORDINATION

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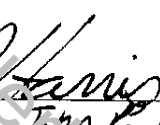
NOW THEREFORE, for a fee of \$200.00, and in order to induce JPMorgan Chase Bank, N.A., its successors and/or assigns to advance funds upon its mortgage, Lien-holder does hereby subordinate the lien of its' mortgage to the lien of JPMorgan Chase Bank, N.A., its successors and/or assigns mortgage, and all extensions, modifications and renewals thereof and all advances and future advances there under, notwithstanding that the Lien-holder's mortgage was executed and recorded prior to the and recordation of JPMorgan Chase Bank, N.A., its successors and/or assigns mortgage and agree that all rights, title, lien and interest acquired by JPMorgan Chase Bank, N.A., its successors and/or assigns, either by foreclosure proceeds or otherwise, under its mortgage, shall be prior and superior to any and all rights, title, lien and interest heretofore or hereafter acquired by Lien-holder under Lien-holder's mortgage.

IN TESTIMONY WHEREOF, Lien-holder has caused these presents to be executed the day and year first above written.

Lien-holder:

  
\_\_\_\_\_  
Joseph W Garcia  
Vice President

  
\_\_\_\_\_  
Gary R Kujawa  
Bank Officer

  
John P. Harris  
Vice President

STATE OF ILLINOIS

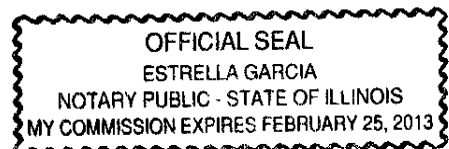
) SS.

COUNTY OF

The Foregoing instrument was acknowledged before me this 8th day of February, 2011, by Joseph W Garcia, Vice President and Gary R Kujawa, Bank Officer.

*John P Harris*  
Vice President  
8th

  
\_\_\_\_\_  
Notary Public



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**LEGAL DESCRIPTION:**

**PARCEL 1:**

**LOT 41 IN CHELSEA TOWNHOMES SUBDIVISION BEING A RESUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DISCLOSED BY THE PLAT OF SUBDIVISION RECORDED DECEMBER 27, 2005 AS DOCUMENT NUMBER 0536119397.**

**PARCEL 2:**

**EASEMENTS FOR THE BENEFIT OF PARCEL 1 CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR CHELSEA TOWNHOMES RECORDED JANUARY 11, 2006 AS DOCUMENT NUMBER 0601119076 FOR SUPPORT, PARTY WALLS, CERTAIN ENCROACHMENTS, AND ACCESS, AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.**

Property of Cook County Clerk's Office