



Doc#: 1108115047 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/22/2011 01:42 PM Pg: 1 of 4

Prepared by: *Josh Galler*
NATIONS LENDING SERVICES
9801 Legler Rd, Lenexa KS 66219
Phone No. (877) 256-4117 Fax No. (877) 494-0240
10NL33256

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

SUBORDINATION AGREEMENT

Pin# 17-10-400-075-1183

10WR22184

WHEREAS, MERS AS NOMINEE FOR COUNTRYWIDE BANK, N.A. with the address of 425 Phillips Blvd Irving, NJ 08618, the undersigned, hereinafter referred to as First Party, is the owner of the mortgage dated 1-19-2007 and recorded on the 2-2-2007, as document no. 0703302027, in the office of the Register of Deeds, Cook County, State of Illinois, securing a debt in the original amount of \$28,879.00, and covering the following described real estate situated in Cook County, State of Illinois, to-wit:

PARCEL 1:

UNIT 1904 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-301, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION

S *g*
P *4*
S *N*
M *N*
SC *y*
E *g*
INT *dr*

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EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717053 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFOREMENTIONED DECLARATION AS THE "RETAIL PARCEL.")

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES FOR 2007 AND SUBSEQUENT YEARS NOT YET DUE OR PAYABLE; (B) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; (C) LAKESHORE EAST SPECIAL ASSESSMENT DISTRICT TAX UNDER WARRANT NUMBER 62456; (D) EASEMENTS, COVENANTS, RESTRICTIONS, AGREEMENTS, CONDITIONS AND BUILDING LINES OF RECORD; (E) THE CONDOMINIUM ACT; (F) THE PLAT OF SURVEY; (G) TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, AND ALL EXHIBITS THERETO; (H) TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS SAME HAS BEEN AND MAY BE AMENDED, MODIFIED OR SUPPLEMENTED FROM TIME TO TIME AND ALL EXHIBITS THERETO; (I) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (J) PURCHASER'S MORTGAGE, IF ANY; (K) PLATS OF DEDICATION AND PLATS OF SUBDIVISION AND COVENANTS THEREON; AND (L) ANY ACTS DONE OR SUFFERED BY OR JUDGMENTS AGAINST PURCHASER, OR ANYONE CLAIMING UNDER PURCHASER.

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BEING THAT PARCEL OF LAND CONVEYED TO STEPHEN KIM, SINGLE MAN FROM REGATTA LLC, A LIMITED LIABILITY COMPANY BY THAT DEED DATED 01/19/2007 AND RECORDED 02/02/2007 IN DEED DOCUMENT NUMBER 0703302025, OF THE COOK COUNTY, IL PUBLIC REGISTRY.

Property Address: 420 East Waterside Drive, Unit 1904, Chicago, IL 60601

WHEREAS, STEPHEN J KIM have executed a mortgage **NOT TO EXCEED** the amount of \$232,500.00 dated 12-06-10 to Bank of America, N.A., ISAOA, hereinafter referred to as Second Party covering the above described real estate and securing a note of like amount, which mortgage is filed for record in the office of the Register of Deeds, Cook County, State of Illinois on 12/29/10 and recorded as document No. 1036329071, in Book _____ of Mortgages, at page _____ of the records of said County and State; and

WHEREAS, Second Party desires that the lien of its mortgage above referred to shall be prior and superior to any right, title, interest, claim or lien which the First Party may have in or to the said premises by virtue of its mortgages first above described;

NOW, THEREFORE, the undersigned in consideration of the premises and the sum of One Dollar (\$1.00) to the First Party in hand paid, the receipt whereof is hereby acknowledged, the said First Party does subordinate all rights created by the mortgages above described to the undersigned First Party, or in any other manner, to the lien of the mortgage to the said Second Party above described, and agrees that the said mortgage to said Second Party shall constitute a first and prior lien upon the real estate described in the mortgage of said Second Party, superior to any right, title interest, claim or lien which the First Party may have in or on said premises, to the same extent as though the mortgage to Second Party was actually executed and recorded prior to the mortgages of the undersigned above described.

IN WITNESS WHEREOF, the said First Party has hereunto caused this instrument to be signed on its behalf by

Mark Kelbaugh V.P. & Asst. Sect., thereunto duly authorized so to do this 26th day of October, 2010

MERS AS NOMINEE FOR COUNTRYWIDE BANK, N.A

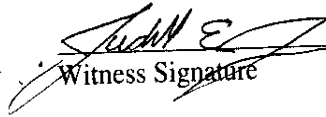
Mark Kelly
BY: Mark Kelbaugh

Title: V.P. and Asst. Sect.

Amy Whalen
Witness Signature

Amy Whalen
Witness Printed Signature

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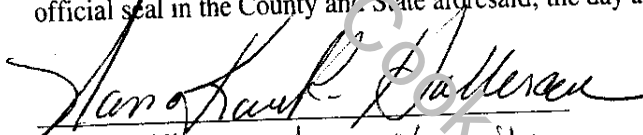

Witness Signature

Judi Johnson
Witness Printed Signature

STATE OF New Jersey
COUNTY OF Mercer

On this 26th day of October, 2010, before me appeared Mark Kelbaugh, V.P. and Asst Sect. (title) to me personally known, who, being by me duly sworn, did say that they are the representatives respectively, of the Corporation of the State of New Jersey, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.


Notary Public Nancy Kamnik

My Commission Expires: _____

NANCY KAMNIK-HOLLERAN
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 23, 2011

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Mercer County Clerk's Office