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CITYWIDE

TITLE CORPORATION

850 W. JACKSON BLVD., SUITE 320
CHICAGO, IL 60607

RECORDATION REQUESTED BY:

RBS CITIZENS, N.A.
10561 Telegraph Road
Glen Allen, VA 023059

158998212

WHEN RECORDED MAIL TO:

RBS CITIZENS, N.A.
Attn: SBO Dept. RJW 212
443 Jefferson Boulevard
Warwick, RI 02886

THIS INSTRUMENT PREPARED BY:

RBS CITIZENS, N.A.
443 Jefferson Boulevard
Warwick, RI 02886



Doc#: 1111940099 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2011 04:02 PM Pg: 1 of 3

SUBORDINATION OF MORTGAGE

THIS AGREEMENT made this 30th day of March, 2011

BETWEEN:

Mortgage Electronic Registration Systems Inc. as nominee for RBS Citizens, N.A.
10561 Telegraph Road
Glen Allen, VA 23059
("Lender")

and

JP Morgan Chase Bank NA

("New Lender")

In consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Original Lender, being the mortgagee under the following mortgage ("Subordinate Mortgage"):

Mortgage dated June 15, 2007, made by Jason D Abueva and Gladys J Abueva to Mortgage Electronic Registration Systems Inc. as nominee for ERA Mortgage in the principal amount of Sixty Five Thousand Dollars, (\$65,000.00) and recorded September 28, 2007 as Document No. 0727140137 in the Office of the Cook County Recorder of Deeds creating a mortgage on certain land and premises described in [EXHIBIT A] attached hereto and made a part hereof and commonly known 5947 N McCook Ave, Chicago, Illinois (the "Property").

Does hereby waive and subordinate in all respects the priority and operation of the Subordinate Mortgage upon the therein described premises to the following described mortgage ("New Mortgage"):

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Mortgage to be executed by Jason D Abueva and Gladys J Abueva as borrower, to JP Morgan Chase Bank NA as Lender, securing a total indebtedness not to exceed One Hundred Eighty Eight Thousand Dollars, (\$188,000.00), upon the above described property so that the lien of the Subordinate Mortgage be taken as junior and inferior to the lien of the New Mortgage without otherwise affecting the lien of the Subordinate Mortgage.

This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed in said State, shall not be modified, amended or terminated orally, and shall be binding upon and inure to the benefit of the parties hereto and their respective successors, designees and assigns.

IN WITNESS WHEREOF, Mortgage Electronic Registration Systems Inc. as nominee for RBS Citizens, N.A. has hereunto caused this Subordination to be executed as of the date set forth above.

SIGNED IN THE PRESENCE OF:

Mortgage Electronic Registration Systems Inc. as nominee for RBS CITIZENS, N.A.

Stacy Swett
Stacy Swett

By: John Endslow
John Endslow, Assistant Vice President

STATE OF RHODE ISLAND)

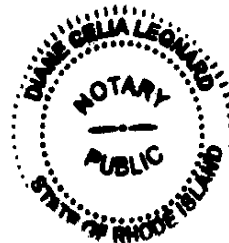
) ss.

COUNTY OF KENT)

In Warwick, on this 30th day of March, 2011 before me personally appeared John Endslow, the Assistant Vice President of Mortgage Electronic Registration Systems Inc. as nominee for RBS Citizens, N.A., a national banking association, to me known and known by me to be the party executing the foregoing instrument on behalf of said bank, and acknowledged said instrument and the execution thereof to be his free act and deed in said capacity and the free act and deed of said bank.

Diane Celia Leonard
Diane Celia Leonard, Notary Public
My Commission Expires: June 24, 2013

[SEAL]



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File No.: 158998

EXHIBIT A

LOT 13 (EXCEPT THE NORTHWESTERLY 5 FEET THEREOF) AND THE NORTHWESTERLY 12.5 FEET OF LOT 12 IN BLOCK 1 OF JENNIE REEDS SUBDIVISION OF LOT 5 IN THE COUNTY CLERKS DIVISION OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-05-307-027-0000

ADDRESS: 5947 N MCCOOK AVE CHICAGO IL 60646

Property of Cook County Clerk's Office