



Doc#: 111311027 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/11/2011 10:23 AM Pg: 1 of 3

Prepared by & Return to: Marion County Bank, P.O. Box 105, Pella, IA, 641-628-2191

**MORTGAGE SUBORDINATION AGREEMENT**

This Mortgage Subordination Agreement (the "Agreement") is executed as of the 13th day of April, 2011 by Marion County State Bank, an Iowa corporation, ("Subordinating Lender"), for the benefit of Flagstar Bank FSB, ISAOA/ATIMA, a Michigan corporation, ("Primary Lender"), and its endorsees, successors and assigns.

**WITNESSETH:**

Whereas, Subordinating Lender has previously granted to Kendra Zantingh and Ryan Zantingh, ("Borrowers") certain loans and advances, as secured by a certain Mortgage filed in the Cook County Recorder's Office on June 24, 2008 as Document #0817543026, (hereafter referred to as the "Subordinated Mortgage");

Whereas, Primary Lender has agreed to loan to Borrower the sum of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00), (the "New Loan") pursuant to a Promissory Note to be dated as of April 13, 2011, with such sums to be secured by a Mortgage (hereinafter referred to as the "Primary Mortgage") to be executed as of the same date, relating to the real estate legally described as follows:

Unit 130 and G-130 together with their undivided percentage interest in the common elements in Orland Brook Condominium as delineated and defined in the declaration recorded as Document Number 22916678, as amended from time to time, in the West 1/2 of the Southwest 1/4 of Section 14, Township North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

(the "Real Estate");

Whereas, as a condition to Primary Lender's willingness to make the New Loan, Primary Lender has required Subordinating Lender to execute, and Subordinating Lender has agreed to execute, this Agreement, pursuant to which Subordinating Lender subordinates the Subordinated Mortgage to the Primary Mortgage.

File # 1121814

Old Republic National Title Insurance Company  
20 South Clark Street  
Suite 2000  
Chicago, IL 60603

PROPERTY - 15804 86th Ave  
Orland Park IL 60466  
PIN# 27-14-302-018-1230<sup>2</sup>

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Now, therefore, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Subordinating Lender hereby agrees as follows:

1. First Priority. Subordinating Lender hereby acknowledges and agrees that the Primary Mortgage and the lien(s) created or evidenced thereby shall be prior in right and superior to any lien(s) created or evidenced by the Subordinated Mortgage. The Subordinating Lender further acknowledges and agrees that the priority and superiority of the Primary Mortgage shall extend to and include any future or protective advances thereunder.
2. Subordination. Subordinating Lender hereby acknowledges and agrees that the Subordinated Mortgage and the lien(s) created or evidenced thereby shall be inferior, subordinate and secondary to the lien(s) created or evidenced by the Primary Mortgage.
3. Binding Effect. This Agreement shall be binding upon Subordinating Lender and its heirs, personal representatives, successors and assigns, and shall inure to the benefit of Primary Lender and its heirs, personal representatives, successors and assigns.

MARION COUNTY STATE BANK

By: Kevin Bolt  
Kevin J. Bolt, Vice President/Cashier

By: Diane Roose  
Diane Roose, Assistant Vice President

STATE OF IOWA, COUNTY OF MARION, ss:

On this 13<sup>th</sup> day of April, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin J. Bolt and Diane Roose, to me personally known, who being by me duly sworn, did say that they are Vice President/Cashier and Assistant Vice President, respectively, of Marion County State Bank; that the seal affixed hereto is the seal of Marion County State Bank; that said instrument was signed and sealed on behalf of Marion County State Bank by authority of its Board of Directors; and that the said Kevin J. Bolt and Diane Roose, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of Marion County State Bank, by it and by them voluntarily executed.



Kathleen J. Arkema  
Notary Public in and for the State of Iowa

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## ALTA COMMITMENT 2006

File No. 1121814  
Associated File No:

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### EXHIBIT A

**Unit 130 and G-130 together with its undivided percentage interest in the common elements in Orlan Brook Condominium, as delineated and defined in the Declaration recorded as document number 22916678, as amended from time to time, in the West 1/2 of the Southwest 1/4 of Section 14, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**