

303

# UNOFFICIAL COPY



Doc#: 1115219044 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/01/2011 10:02 AM Pg: 1 of 4

This instrument was prepared by:  
Bank of America Subordination Unit  
4161 Piedmont Parkway  
Greensboro, NC 27410

When recorded mail to:  
LSI - North Recording Division  
5039 Dudley Blvd  
McClellan, CA 95652  
(800) 964-3524

11504965

**Bank of America**



Recording Requested By:  
LSI

## Real Estate Subordination Agreement

This Real Estate Subordination Agreement ("Agreement") is executed as of 04/25/2011, by Bank of America, N.A. ("Subordinator") having an address of: 4161 Piedmont Parkway Greensboro, NC 27410 in favor of CITIMORTGAGE, INCORPORATED ("Junior Lien Holder"), having an address for notice purposes of:

**Whereas**, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 05/28/2005, executed by NADA ZUNIC, with a property address of: 8711 W BRYN MAWR 308F, CHICAGO, IL 60631

which was recorded on 6/20/2005, in Volume/Book N/A, Page N/A, and Document Number 0517117056, and if applicable, modified on , in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of COOK County, IL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

**Whereas**, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to NADA ZUNIC

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

S y  
P 4  
S N  
M 2  
SC y  
E y  
INT du

# UNOFFICIAL COPY

(jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of CITIMORTGAGE, INCORPORATED in the maximum principal face amount of \$ 172,960.00 (the "Principal Amount") **[For North Carolina only – bearing interest and payable as therein provided at the maximum rate of % for a period not to exceed months]**, including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

**Now, Therefore**, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Bank of America's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

# UNOFFICIAL COPY

Bank of America, N.A.

Two witness signatures required in CT, FL, GA, SC and TN

By: Kathy Clark  
 Its: Vice President

04/25/2011  
 Date  
Phoebe Howard  
 Witness Signature

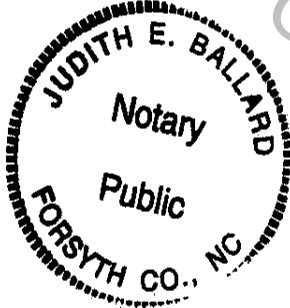
Phoebe Howard  
 Typed or Printed Name  
Jane Whitley  
 Witness Signature  
Jane Whitley  
 Typed or Printed Name



**Individual Acknowledgment:**

State/Commonwealth/District of North Carolina  
County/City of Guilford/Greensboro

On this the Twenty-Fifth day of April, 2011, before me, Judith E. Ballard, the undersigned Notary Public, personally appeared Kathy Clark, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

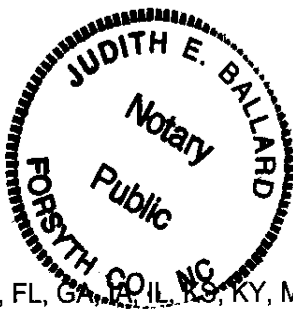


Judith E. Ballard  
 Signature of Person Taking Acknowledgment  
 Commission Expiration Date: 03/24/2013

**Corporate Acknowledgment:**

State/Commonwealth/District of North Carolina  
County/City of Guilford/Greensboro

On this the Twenty-Fifth day of April, 2011, before me, Judith E. Ballard, the undersigned Notary Public, personally appeared the Vice President of Bank of America, N.A and that (s)he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.



Judith E. Ballard  
 Signature of Person Taking Acknowledgment  
 Commission Expiration Date: 03/24/2013

(for use in AR, AZ, CO, CT, FL, GA, IL, IN, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)

# UNOFFICIAL COPY

Order No.: **11504965**  
Loan No.: 001122517506

## Exhibit A

The following described property:

Parcel 1:

Unit Number 308 in 8711 W. Bryn Mawr Condominium, as delineated on Plat of Survey of the following described Real Estate:

In that part of Lots 16 to 20, both inclusive, and Lots 42 to 45, both inclusive, in Chicago's Forest Ridge Estates, being a Subdivision of the North 1/2 of the Northwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, lying below a Horizontal Plane of 81.35 feet above Chicago City Datum, all in Cook County, Illinois, which Plat is attached as Exhibit "A" to the Declaration of Condominium recorded May 30, 2002 as Document Number 0020610405, together with its undivided percentage interest of the Common Elements Appurtenant to the unit as set forth in said Declaration.

Parcel 2:

The exclusive right to the use of limited Common Elements known as Storage Space B-19 and Parking B-19 as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0020610405.

Assessor's Parcel No: 12-11-104-032-1017