



Doc#: 1115915060 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 06/08/2011 02:04 PM Pg: 1 of 4

Recording requested by: LSI
When recorded return to :
Custom Recording Solutions
5 Peters Canyon Road Suite 200
Irvine, CA 92606 11469027
800-756-3524 Ext. 5011

This Instrument Prepared by:
Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056
GABE GEORGESCU

Parcel#: N/A 10-32-117-010-0000

[Space Above This Line for Recording Data]

Account #: XXX-XXX-XXX7559-1998

Reference Number: 205412621931362

**SUBORDINATION AGREEMENT FOR
MORTGAGE (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 4/6/2011

Owner(s): DAVID GEAN
LAURA GEAN

Current Lien Amount: \$90,000.00.

Senior Lender: Wells Fargo Bank, N.A.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 7143 N MC ALPIN AVE, JEFFERSON TOWNSHIP, IL 60646

SUBORDINATION ONLY_IL
000000000223085

S yes
P 4
S N
M N
SC yes
E yes
INT pw

UNOFFICIAL COPY

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

DAVID GEAN, AND LAURA GEAN, MARRIED TO EACH OTHER, NOT AS JOINT TENANTS, AND NOT AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Mortgage (With Future Advance Clause) (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Attached See Exhibit A

which document is dated the 18th day of January, 2006, which was filed in Document ID# 0604615064 at page N/A (or as No. N/A) of the Records of the Office of the Recorder of the County of COOK, State of Illinois. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to DAVID R GEAN and LAURA J GEAN (individually and collectively "Borrower") by the Subordinating Lender.

* DATE RECORDED: 2/15/2006

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$294,578.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

TO BE RECORDED CONCURRENTLY WITH MORTGAGE DATED 5/31/2011
The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

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SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By *Gabe Georgescu*
(Signature)

4/6/2011
Date

Gabe Georgescu
(Printed Name)

Team Lead
(Title)

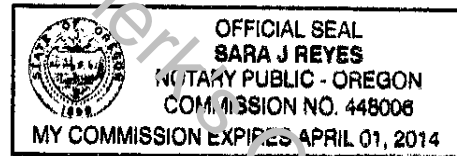
FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon

COUNTY OF Washington

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 6 day of April 2011, by Gabe Georgescu, as Team Lead of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Sara J Reyes (Notary Public)
SARA J REYES



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Order ID: 11469027
Loan No.: 0322467689

EXHIBIT A LEGAL DESCRIPTION

The following described property:

Lot 10 in Block 15 Wittbold's Indian Boundary Park No. 6 being a subdivision of part of Ely 1/2 of Victoria Prothier's Reservation in Township 41, Range 13 East, in Cook County, Illinois.

Excepting therefrom all oil, gas, minerals and other hydrocarbon substances below a depth of 500 feet, without rights of surface entry, as reserved in Instruments of Record.

Assessor's Parcel Number: 10-32-117-010-0000

Property of Cook County Clerk's Office