

# UNOFFICIAL COPY

J.P.Morgan

631343  
313



Doc#: 1120826047 Fee: \$58.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/27/2011 09:21 AM Pg: 1 of 2

## SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made in the City of Columbus, State of Ohio, as of the 7<sup>th</sup> day of July, 2011, by JPMorgan Chase Bank, NA, a national banking association organized and existing under and by virtue of the laws of the United States of America, and doing business and having its principal office in the City of Columbus, County of Franklin, and State of Ohio ("Bank").

### WITNESSETH

WHEREAS, the Bank is the owner of a mortgage dated February 18, 2011 and recorded March 16, 2011, among the land records in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 1107503069 made by Steven A. Felsenthal ("Grantor"), to secure an indebtedness of \$500,000.00 ("Mortgage"), and

WHEREAS, Grantor is the owner of that certain parcel of real estate commonly known as 1720 N. Cleveland Avenue, Chicago, Illinois 60614-5603 and more specifically described as follows:

Lot 17 and the East  
8.00 feet of the West 106.43 feet of the North 5.00 feet of Lot 18 in Hull's, a subdivision of Block 52 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, (except from said Lot 17 and 18 that part taken for opening and extending Ogden Avenue), in Cook County, Illinois

PIN# 14-33-318-067-0000; and

WHEREAS, Cornerstone National Bank & Trust Company, its successors and/or assigns ("Mortgagee") has refused to make a loan to Steven A. Felsenthal and Carol J. Felsenthal (collectively "Borrower") of \$498,100.00\* except upon condition that the Mortgage be subordinate to said mortgage lien of Mortgagee.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars in hand paid by each of the parties hereto to the other, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in order to induce Mortgagee to make the loan to Borrower, it is hereby mutually agreed, as follows:

- I. That the Bank covenants and consents that the lien of its Mortgage shall be subject and subordinate to the lien of Mortgagee's mortgage dated 7-6-2011 reflecting and securing the loan made by Mortgagee to Borrower, in the amount of \$498,100.00 plus interest as charged according to the terms of the Mortgage note, and to all renewals, extensions or replacements of said mortgage; and
- II. That this Agreement shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns.

STEWART TITLE COMPANY  
2055 West Army Trail Road, Suite 110  
Addison, IL 60101  
630-889-4000

\* Concurrent mtg.  
1120826045

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IN WITNESS WHEREOF, this Subordination Agreement has been executed by the Bank on the date first above written.

JPMORGAN CHASE BANK, NA

By: Jana L. Pinney  
 Officer

STATE OF OHIO )  
 ) SS  
COUNTY OF FRANKLIN

Before me, a Notary Public in and for said County and State personally appeared, Jana L. Pinney, an Officer of JPMORGAN CHASE BANK, NA, who as such officer acknowledged the execution of the foregoing instrument for and on behalf of said banking association.

WITNESS my hand and notarial seal this 11 day of July, 2011.

Notary Public

Deborah King

Printed Name

Deborah King

My Commission expires: 12-23-12

My County of Residence: Delaware



DEBORAH KING  
Notary Public, State of Ohio  
My Commission Expires Dec. 23, 2012

THIS INSTRUMENT PREPARED BY:

JPMORGAN CHASE BANK, NA  
1111 Polaris Parkway  
OH1-1019  
Columbus, OH 43240

AFTER RECORDING RETURN TO:

JPMORGAN CHASE BANK, NA LOAN SERVICING  
KY1-4380, P.O. BOX 32096  
LOUISVILLE, KY 40232-2096  
Account # 603000176500

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## LEGAL DESCRIPTION

### EXHIBIT "A"

File No.: 631343

Lot 17 and the East 8.00 feet of the West 106.43 feet of the North 3.00 feet of Lot 18 in Hull's, a subdivision of Block 52 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, (except from said Lot 17 and 18 that part taken for opening and extending Ogden Avenue), in Cook County, Illinois

Pin: 14.33.318.0e7-0000

Property of Cook County Clerk's Office