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SUCCESS TITLE SERVICES, INC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062 282

SUBORDINATION AGREEMENT

STS11-01014

THIS AGREEMENT made this 17th day of August, 2011, in favor of JP MORGAN CHASE BANK NA it's successors and/or assigns, with an office at 3050 HIGHLAND PARKWAY, DOWNERS GROVE, IL 60515 ("Lender") by KeyBank National Association, having a place of business at 4910 Tiedeman Road, Ste C, Cleveland, Ohio 44144. ("Subordinate Lender")

WITNESSETH:

WHEREAS, Subordinate Lender is the owner and holder of the following Mortgage/Deed of Trust covering the property located at 3749 N NORMANDY AVE, CHICAGO, IL 60634 and as more fully described therein ("Mortgaged Property"), and of the note or bond which said Mortgage/Deed of Trust secures ("Subordinate Lender Note"):

a) Mortgage/Deed of Trust dated January 13, 2006, made by: DIANA T HICKSON and TIMOTHY R HICKSON to KeyBank National Association to secure the sum of \$21,671.00 recorded on Real Property in the COOK County Recorder/Clerk's Office in IL Book/Liber 0627721024 Page N/A. ("Subordinate Lender Mortgage").

WHEREAS, on condition that the Subordinate Lender Mortgage/Deed of Trust be subordinated in the manner hereinafter appearing, Lender has or is about to accept a mortgage covering the Mortgaged Property, made by DIANA HICKSON and TIMOTHY HICKSON ("Borrower") to Lender to secure an amount not to exceed (\$262,541.00) and interest, said mortgage being hereinafter collectively referred to as the "Lender Mortgage".

NOW, THEREFORE, in consideration of One Dollar (1.00) and other good and valuable consideration and to induce Lender to accept the Lender Mortgage the receipt and sufficiency of said consideration being hereby acknowledged, Subordinate Lender does hereby covenant, consent and agree with Lender as follows

The Subordinate Lender Mortgage/Deed of Trust shall be and is hereby made subject and subordinate in lien to the lien of the Lender Mortgage in the principal amount not to exceed \$262,541.00 and interest together with any and all advances heretofore or hereinafter made and pursuant to the Lender Mortgage and together with any and all renewals or extensions of the Lender Mortgage or the note secured thereby, ("Lender Note").

THIS AGREEMENT may not be changed or terminated orally and shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns, of the parties hereto.

UNOFFICIAL COPY

Success Title as an Agent for Chicago Title

Commitment Number: STS11_01014

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 17 IN PONTARELLI BUILDERS SUBDIVISION, UNIT 2, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

PIN: 13-19-207-055-0000