

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE 52 000003

## SUBORDINATION AGREEMENT ILLINOIS STATUTORY

**MAIL TO:** /  
Gold Coast Bank  
1201 North Clark Street, Ste 204  
Chicago, IL 60610



Doc#: 1200940038 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2012 11:37 AM Pg: 1 of 2

**NAME & ADDRESS OF TAX PAYER:**  
Name: Eduard Seitan and Larisa Seitan  
Address: 6462 N. Nokomis Avenue  
Chicago, IL 60647

Loan # 10000618-50226

### SUBORDINATION AGREEMENT

This Subordination Agreement made as of the 25<sup>th</sup> day of November, 2011, by Gold Coast Bank, having an address of 1201 North Clark Street, Suite 204, Chicago, Illinois 60610 ("Subordinator"), and Gold Coast Bank, its successors and/or assigns as their interest may appear, a corporation organized and existing under the laws of the State of Illinois with its principal place of business at 1201 North Clark Street, Suite 204, Chicago, Illinois 60610 ("Lender").

#### RECITALS:

BOX 15

- A. Eduard Seitan and Larisa Seitan, husband and wife, of Chicago, Cook County, Illinois ("Borrower"), has applied to Lender for a loan amount of Four Hundred Twelve Thousand and 00/100 Dollars (\$412,000.00) to be made to Borrower and to be evidenced by a promissory note secured by a mortgage covering certain real property located at 6462 N. Nokomis Avenue, Chicago, IL 60647.
- B. The real property offered by Borrower as security to Lender is currently subject to the prior lien of the mortgage described below.
- C. Lender will make such loan to Borrower only on the condition precedent that such mortgage be subordinated to the lien of the mortgage described below to be given by Borrower to Lender.

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

#### SUBORDINATION OF EXISTING MORTGAGE

Property: 6462 N. Nokomis Ave

DIN: 10-33-322-021-000

The mortgage to be subordinated covers real property described as:

LOT 6 IN BLOCK 2 IN AXEL LONNQUIST'S DEVON AVENUE ADDITION, A SUBDIVISION OF LOTS 28 AND 31 IN OGDEN SUBDIVISION OF BRONSON'S PART OF CALDWELL RESERVE IN SECTION 33, TOWNSHIP 14 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

and made on the 22<sup>nd</sup> day of June, 2010 between Eduard Seitan and Larisa Seitan [Borrower] and Gold Coast Bank [Subordinator], and filed or recorded on June 28, 2010, as Document No. 1017934014, of the records of the County of Cook, State of Illinois, shall be and the same is now subordinated and made subject and subsequent to the lien of that certain mortgage covering the real property referenced above, dated 12-14-11, between Eduard Seitan and Larisa Seitan [Borrower] and Gold Coast Bank, [Lender], and filed or recorded on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, as Document No. \_\_\_\_\_, of the records of the County of Cook, State of Illinois.


SC  
INT  
12/15/11

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The undersigned Subordinator has executed this agreement at 1201 North Clark Street, Suite 204, Chicago, IL 60610, on the date first appearing above.

GOLD COAST BANK  
SUBORDINATOR

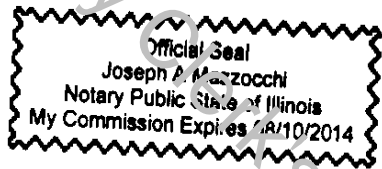
By:   
John Morgan  
Its: EVP/CFO

State of IL )  
County of Cook ) SS:

This instrument was acknowledged before me this 25 day of November, 2011, for and on behalf of John Morgan

  
Notary Public

My commission expires 8/10/14:



NAME AND ADDRESS OF PREPARER:

Kathy Goldberg  
Gold Coast Bank  
1201 North Clark Street, Suite 204  
Chicago, IL 60610

Property of Cook County Notary Public's Office