

UNOFFICIAL COPY



Doc#: 1203856081 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/07/2012 01:23 PM Pg: 1 of 5

RETURN BY MAIL TO:  
Quorum Federal Credit Union  
2 Manhattanville Road, Suite 401  
Purchase, NY 10577  
Phone #: 1-800-874-5544

**FORT DEARBORN LAND TITLE, LLC**

A 3-11 Subordination Agreement (of Mortgage) plain English format 11-78 {PRIVATE}

CONSULT YOUR LAWYER BEFORE SIGNING THIS FORM-THIS FORM SHOULD BE USED BY LAWYERS ONLY.

### Subordination Agreement

January 13, 2012

The parties agree as follows:

**Parties**

Holder of the Existing Mortgage

Quorum Federal Credit Union, Successor in interest to Kraft Foods Federal Credit Union

2 Manhattanville Road

Purchase, NY 10577

Mortgage in the New Mortgage (Mortgagee):      WELLS FARGO BANK, N.A.  
4709 GOLF ROAD  
SKOKIE, IL 60076

**The Property.**

The Property is described as follows:

See Schedule A attached hereto and made a part hereof.

Prepared by: Paula Schrenzel  
Paula Schrenzel

1251645  
2 of 2

5

# UNOFFICIAL COPY

- Existing Mortgage**
2. The Holder now owns and holds the following mortgage and the bond or note which it secures: Mortgage dated 8/4/2009 made by **Mark H Nesbitt and Barbara A Nesbitt, as Trustees under the Barbara A Nesbitt 2001 Living Trust, dated June 11, 2001** to Quorum Federal Credit Union, in the amount of \$100,000.00, recorded on 8/20/2009 in Mortgage Document 0923203031 in the office of Cook County covering all or part of the Property:

- New Mortgage Description of Property Subordination**
3. The owner of the Property is about to sign and deliver to Mortgagee, a New Mortgage to secure the amount of Three Hundred Five Thousand Dollars (\$305,000.00) and interest, covering the Property. The property is more fully described in the New Mortgage:-
4. The Mortgagee will not accept the New Mortgage unless the Existing Mortgage is subordinated to it. In exchange for \$1.00, other good and valuable consideration and to induce Mortgagee to accept the New Mortgage, the Holder agrees to subordinate the Existing Mortgage lien of the to the New Mortgage lien. The Existing Mortgage lien shall be subordinated in the amount secured by the New Mortgage, interest and advances already paid and to be paid and in the future under the New Mortgage. Examples of the advances are brokerage commissions, fees for making the loan, mortgage recording tax, documentary stamps, fee for examination of title and surveys. Advances may be paid without notice to Holder.

This Subordination Agreement shall apply to any extension, renewal or modification of the New Mortgage.

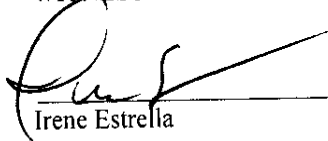
- No oral changes**
5. This Agreement cannot be changed or ended except in writing signed by Holder.

- Who is bound**
6. If there are more than one Holder each shall be separately liable. The words "Holder" and "Mortgagee" shall include their heirs, executors, administrators, successors and assigns. If there are more than one Holder or Mortgagee the words "Holder" and "Mortgagee" used in this Agreement includes them.

**Signatures**

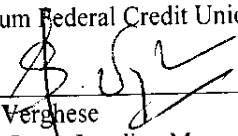
Holder states that Holder has read this Subordination Agreement, received and completely filled in copy of it and has signed this Subordination Agreement as of the date at the top of the first page.

WITNESS

  
Irene Estrella

HOLDER

Quorum Federal Credit Union

  
Soni Verghese  
Real Estate Lending Manager

# UNOFFICIAL COPY

Property of COOK COUNTY CLERK'S Office

State of New York

County of Westchester

}  
} ss

SUSAN E. LUGENBEEL  
Notary Public, State of New York  
No. 01LU6092947  
Qualified in Rockland County  
Commission expires 06/09/2015



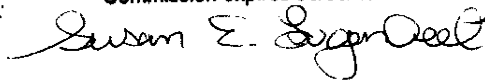
On the 13<sup>th</sup> day of January, 2012, before me the undersigned, personally appeared **Soni Verghese** personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual(s) acted, executed the instrument.

State of New York

County of Westchester

}  
} ss:

SUSAN E. LUGENBEEL  
Notary Public, State of New York  
No. 01LU6092947  
Qualified in Rockland County  
Commission expires 06/09/2015



On the 13<sup>th</sup> day of January, 2012 before me came **Irene Estrella**, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that she resides in 2 Manhattanville Road, Ste# 401, Purchase, NY 10577 that she knows **Soni Verghese** to be the individual described in, and who executed the foregoing instrument; that she, said subscribing witness, was present, and saw execute the same; and that she, said witness, at the same time subscribed her name as witness thereto.

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

No. \_\_\_\_\_  
*QUORUM FEDERAL CREDIT UNION*

TO

*Quorum Federal Credit Union*

\_\_\_\_\_  
*Subordination Agreement*

\_\_\_\_\_  
*Dated: January 13, 2012*

*The land affected by the within instrument lies in  
2118 Winchester Lane, Glenview, IL 60026*

# UNOFFICIAL COPY

File No.: 125645

## EXHIBIT A

Lot 104 in Glenlake Estates Unit 4, being a subdivision of part of the Northwest Quarter of Section 28, Township 42 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded October 20, 1993 as Document No. 93844593 in Cook County, Illinois.

PIN: 04-28-106-013-0000

Property of Cook County Clerk's Office