

Drafted By: Roger R. Ochoa, Esq.
1127 E Cambridge Dr.
Scherverville, IN 46375

Return To: ~~Title Source, Inc.
1450 West Long Lake Road, Suite 400
Troy, MI 48098~~

ILLINOIS)
COOK COUNTY)

SUBORDINATION AGREEMENT

Recording Requested by &
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Indecomm US Recordings
2925 Country Drive
St. Paul, MN 55117

56125985-1164401

77501056-02

This Subordination Agreement is made and entered into this 12th day of December, 2011 by and between ***ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PROFICIO MORTGAGE VENTURES, LLC DBA IRIS MORTGAGE SOLUTIONS** with an address of **105 E Robinson Street, Suite 220, Orlando, FL 32801** (hereinafter referred to as "Lender"), **JP MORGAN CHASE BANK, N.A.**, with an address of **1111 Polaris Parkway, Columbus, OH 43240** and **David A. Binley and Christine M. Binley** (hereinafter referred to as "Borrower").

*Mortgage

WITNESSETH:

WHEREAS, Lender heretofore loaned money to Borrower, and took from said Borrower a note secured by a Mortgage upon certain real estate located at **2305 E KENSINGTON ROAD, ARLINGTON HEIGHTS, IL 60004**, in the amount of **\$123,000.00**, dated **January 30, 2009** and recorded **March 13, 2009** as Instrument Number **0907211167**, by the Cook County Recorder of Deeds

WHEREAS, Borrowers desire to borrow money from **JP MORGAN CHASE BANK, N.A.**, and will secure said indebtedness to **JP MORGAN CHASE BANK, N.A.**, by means of a Mortgage in an amount not to exceed **\$405,437.00**, and

****Recorded on 01/31/2012 as dcc #1203108007**

WHEREAS, **JP MORGAN CHASE BANK, N.A.**, as a condition of its loan, insists that the existing Mortgage in favor of Lender, in the amount of **\$123,000.00**, dated **January 30, 2009** and recorded **March 13, 2009** as Instrument Number **0907211167**, by the Cook County Recorder of Deeds, be subordinated to the lien of said Mortgage in favor of **JP MORGAN CHASE BANK, N.A.**; and

WHEREAS, Lender has agreed to such subordination.

NOW, THEREFORE, Lender, in consideration of the sum of One Dollar & No Cents (**\$1.00**) to it in hand does hereby contract and agrees with Borrowers that the Mortgage for the benefit of **JP MORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS**, in an amount not to exceed **\$405,437.00** shall be a lien upon the land described therein superior to the Mortgage now held by Lender in the amount of **\$123,000.00**, dated **January 30, 2009** and recorded **March 13, 2009** as Instrument Number **0907211167**, by the Cook County Recorder of Deeds, and to carry out said purpose, the Lender does hereby release, remise and quitclaim its title to and lien upon said real estate to the extent, but only to the extent that the Mortgage now held by Lender shall be subordinate to the Mortgage issued for the benefit of **JP MORGAN CHASE BANK, N.A.**; and

It is expressly understood and agreed that except for such subordination the Mortgage now held by Lender, in the amount of **\$123,000.00**, dated **January 30, 2009** and recorded **March 13, 2009** as Instrument Number **0907211167**, by the Cook County Recorder of Deeds, shall remain in full force and effect. The real estate herein above referenced being more particularly described as:

UNOFFICIAL COPY

Tax Id Number(s): 03-33-216-001-0000

Land Situated in the County of Cook in the State of IL

LOT 1 IN STOLTZNER'S GREENVIEW THIRD ADDITION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED OCTOBER 7, 1959 AS DOCUMENT NUMBER 1890124, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2305 E KENSINGTON ROAD, ARLINGTON HEIGHTS, IL 60004

IN TESTIMONY WHEREOF, said Lender has caused this instrument to be executed, as of the day and year first above written.

Mortgage

ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PROFICIO MORTGAGE VENTURES, LLC DBA IRIS MORTGAGE SOLUTIONS


By: [Signature] *MATT BROTHERS*

Its: VP

State of ~~Illinois~~ Florida)

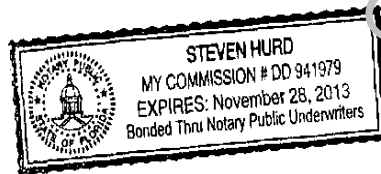
Orange County)

I, the undersigned Notary Public of the County and State aforesaid, certify that Matt Brothrs personally came before me this day and acknowledged that he/she is the VP of ***ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR PROFICIO MORTGAGE VENTURES, LLC DBA IRIS MORTGAGE SOLUTIONS** and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 14th day of December, 2011.

** Mortgage* 

My Commission Expires: _____

[Signature]
Notary Public



UNOFFICIAL COPY

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 03-33-216-001-0000

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