

917 Arrowwood Title Company LLC
319 W. Ontario Street
Suite 2N-A
Chicago, IL 60654

RECORDING REQUESTED BY
GUARANTEED RATE, INC.

WHEN RECORDED MAIL TO:
THIRD FEDERAL SAVINGS & LOAN
7007 BROADWAY AVENUE
CLEVELAND, OHIO 44105

SPACE ABOVE THIS LINE FOR RECORDER'S USE

12-5-10 55 RTG

A.P.N.: 02-27-304-022-0000

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made this 13TH day of MARCH 2012 by TIMOTHY R LENAHAN and EILEEN B LENAHAN, owner of the land hereinafter described and hereinafter referred to as "Owner", and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, present owner and holder of the Mortgage Deed and Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, TIMOTHY R LENAHAN and EILEEN B LENAHAN did execute a Mortgage Deed, dated 09/11/2009, to THIRD FEDERAL SAVINGS & LOAN covering:

2607 ARROWWOOD LANE ROLLING MEADOWS IL 60008

to secure a Note in the sum of \$80,000.00, dated 09/11/2009, in favor of THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, which Mortgage Deed was recorded as INSTRUMENT # 0926408205, Official Records of said county, and which note was modified on 09/27/2011 reducing the credit limit to \$73,000.00 and further modified on 03/01/2012 reducing the credit limit to \$57,000.00

WHEREAS, Owner has executed, or is about to execute, a Mortgage Deed and Note in the sum not to exceed \$ 287,000.00 in favor of GUARANTEED RATE, INC., hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which Mortgage Deed is to be recorded concurrently herewith; and *recorded as doc # 1208657110

WHEREAS, it is a condition precedent to obtaining said loan that said Mortgage Deed last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Mortgage Deed first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Mortgage Deed securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Mortgage Deed first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Mortgage Deed first above mentioned to the lien or charge of the Mortgage Deed in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Mortgage Deed securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Mortgage Deed first above mentioned.

UNOFFICIAL COPY

(continuation of Subordination Agreement between **TIMOTHY R LENAHA** **EILEEN B LENAHA** and
THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND)

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said Mortgage Deed securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Mortgage Deed first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Mortgage Deed first above mentioned to the lien or charge of the Mortgage Deed in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the Mortgage Deed first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

- (a) He consents to and approves (i) all provisions of the Note and Mortgage Deed in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- (c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Mortgage Deed first above mentioned in favor of the lien or charge upon said land of the Mortgage Deed in favor of Lender above referred to and understands that in reliance upon, and in consideration of this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) An endorsement has been placed upon the Note secured by the Mortgage Deed first above mentioned that said Mortgage Deed has by this instrument been subordinated to the lien or charge of the Mortgage Deed in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

BENEFICIARY:



RICHARD D SHEMPLE
ASSISTANT VICE PRESIDENT

THIRD FEDERAL SAVINGS AND LOAN
ASSOCIATION OF CLEVELAND

OWNER:



TIMOTHY R LENAHA



EILEEN B LENAHA

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

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(continuation of Subordination Agreement between **TIMOTHY R LENAHA** **EILEEN B LENAHA** and **THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND**)

STATE OF OHIO AND COUNTY OF CUYAHOGA:) ss

On this 13TH day of MARCH in the year, 2012, before me the

undersigned personally appeared the above named Third Federal Savings and Loan

Association of Cleveland by and through RICHARD D SHEMPLE its ASSISTANT VICE PRESIDENT, personally

known to me or proved to me on the bases of satisfactory evidence to be the individual(s)

whose name(s) is (are) subscribed to the within instrument and acknowledged to me that

he/she/they executed the same in his/her/their capacity(ies) that by his/her/their signatures(s)

on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted,

executed the instrument.

My commission expires: _____



SANDRA M. LONG
Notary Public, STATE OF OHIO
My Commission Expires
APRIL 1, 2012

WITNESS my hand and official seal.

Sandra M. Long

Signature of Notary Public

This document was prepared by:
Third Federal Savings and Loan Association of Cleveland
7007 Broadway Avenue
Cleveland Ohio 44105

Michael Brewer

Signature of Preparer

Michael Brewer

Print Name of Preparer

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EXHIBIT A

LOT 30 IN BLOCK 2 IN PLUM GROVE CREEK, PHASE 2, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27 AND THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 1978 AS DOCUMENT NO. 24621516 IN COOK COUNTY, ILLINOIS.

PIN: 02-27-304-022

Property of Cook County Clerk's Office