

UNOFFICIAL COPY

J.P.Morgan

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT, made in the City of Columbus, State of Ohio, as of the 7th day of February, 2012, by JPMorgan Chase Bank, NA, a national banking association organized and existing under and by virtue of the laws of the United States of America, and doing business and having its principal office in the City of Columbus, County of Franklin, and State of Ohio ("Bank").

WITNESSETH

WHEREAS, the Bank is the owner of a mortgage dated March 25, 2010 and recorded April 12, 2010, among the land records in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 1010215043 made by Thomas Bransfield and Jennifer Bransfield ("Grantor"), to secure an indebtedness of \$150,000.00 ("Mortgage"), and

WHEREAS, Grantor is the owner of that certain parcel of real estate commonly known as 1115 W Belden Ave, Chicago, IL 60614 and more specifically described as follows:

[SEE ATTACHED RIDER]

PIN# 14-32-206-004-0000; and

WHEREAS, Franklin Loan Center, its successors &/or assigns ("Mortgagee") has refused to make a loan to Thomas Bransfield and Jennifer Bransfield ("Borrower") of \$850,000.00 except upon condition that the Mortgage be subordinate to said mortgage lien of Mortgagee.

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars in hand paid by each of the parties hereto to the other, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in order to induce Mortgagee to make the loan to Borrower, it is hereby mutually agreed, as follows:

- I. That the Bank covenants and consents that the lien of its Mortgage shall be subject and subordinate to the lien of Mortgagee's mortgage dated 4/30/2012 reflecting and securing the loan made by Mortgagee to Borrower, in the amount of \$850,000.00 plus interest as charged according to the terms of the Mortgage note, and to all renewals, extensions or replacements of said mortgage; and Doc # 1213010077
- II. That this Agreement shall be binding upon and shall inure to the benefit of Mortgagee, its successors and assigns.



Doc#: 1213010078 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2012 02:55 PM Pg: 1 of 3

Near North National Title
222 N. LaSalle
Chicago, IL 60601

3
OK GIC

2 of 2

AB

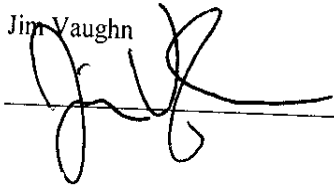
5880 1110N

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IN WITNESS WHEREOF, this Subordination Agreement has been executed by the Bank on the date first above written.

JPMORGAN CHASE BANK, NA

By: Jim Vaughn



_____, Vice President

STATE OF OHIO

)

) SS

COUNTY OF FRANKLIN

Before me, a Notary Public in and for said County and State personally appeared, Jim Vaughn, an Vice President of JPMORGAN CHASE BANK, NA, who as such officer acknowledged the execution of the foregoing instrument for and on behalf of said banking association.

WITNESS my hand and notarial seal this 8th day of February, 2012.

Notary Public

Tamela S Williams

Printed Name

Tamela S Williams

My Commission expires:

1/19/2015

My County of Residence:

Muskingum



TAMELA S. WILLIAMS
Notary Public, State of Ohio
My Commission Expires Jan. 19, 2015

THIS INSTRUMENT PREPARED BY:

JPMORGAN CHASE BANK, NA
1111 Polaris Parkway
OH1-1019
Columbus, OH 43240

AFTER RECORDING RETURN TO:

JPMORGAN CHASE BANK, NA LOAN SERVICING
KY1-4380, P.O. BOX 32096
LOUISVILLE, KY 40232-2096

Notary Public of Cook County, Clerk's Office

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Legal Description

Lot 4 in the Resubdivision of Lots 15, 16, 17 and 18 in Block 1 in Hutton and others Subdivision of Lots 4 and 5 in the Southwest 1/4 of Block 11 in Sheffield's Addition to Chicago in the West 1/2 of the Northwest 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Pin: 14-32-206-004-0000

Property of Cook County Clerk's Office