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Doc#: 1215810075 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2012 12:57 PM Pg: 1 of 3

When recorded return to:

Lenders Title Solutions
4033 Tampa Rd Ste 103
Oldsmar, FL 34677

Loan# 13226709

PREPARED BY
SHANNON LYE
LENDERS TITLE SOLUTIONS
4033 TAMPA RD STE 103
OLDSMAR, FL 34677

SUBORDINATION AGREEMENT

L-13203

THIS SUBORDINATION AGREEMENT is made this 9th day of May, 2012, by and between Mortgage Electronic Registration Systems, Inc. as a nominee for GB Home Equity, LLC A Wisconsin Limited Liability Company, a corporation with a place of business at 4000 West Brown Deer Road, Brown Deer, WI 53209, and Guaranty Bank FSB, referred to herein as lender.

WHEREAS Janet Nicosia ("Borrower") executed and delivered to Mortgage Electronic Registration Systems, Inc. as a nominee for GB Home Equity, LLC A Wisconsin Limited Liability Company, a mortgage in the sum of \$28,000.00 dated April 16, 2007 and recorded May 14, 2007 in Instrument 0713440055, in the county of Cook, Illinois which mortgage is a lien on the following property:

SEE ATTACHED EXHIBIT "A"

WHEREAS, the Borrower executed and delivered to Guaranty Bank FSB a mortgage in the sum of \$224,400.00, which mortgage is intended to be recorded herewith in the records of Cook, County.

WHEREAS, Guaranty Bank FSB has required as a condition of its loan to the Borrower, that the lien of the mortgage executed by Borrower to Mortgage Electronic Registration Systems, Inc. as a nominee for GB Home Equity, LLC A Wisconsin Limited Liability Company, be subordinated to the lien of the mortgage executed by Borrower to Guaranty Bank FSB, to which Mortgage Electronic Registration Systems, Inc. as a nominee for GB Home Equity, LLC A Wisconsin Limited Liability Company, has agreed on the conditions provided herein, NOW THEREFORE, intending to be legally bound hereby, the undersigned agree as follows:

1. That the lien of mortgage executed by the Borrower to Mortgage Electronic Registration Systems, Inc. as a nominee for GB Home Equity, LLC A Wisconsin Limited Liability Company, is and shall be subordinated to the lien of the mortgage executed by Borrower to Guaranty Bank FSB; only to the extent that the lien of the mortgage to Guaranty Bank FSB is, as a result of this Subordination Agreement, a validly perfect first lien security interest in the above-described property.
2. That the mortgage executed by the Borrower to Mortgage Electronic Registration Systems, Inc. as a nominee for GB Home Equity, LLC A Wisconsin Limited Liability Company, is and shall be subordinated both in lien and payment to the mortgage executed by the Borrower to

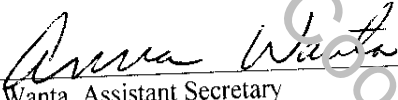
S	1/3
P	3
S	N
M	N
SC	Y
E	Y
INT	Y/U

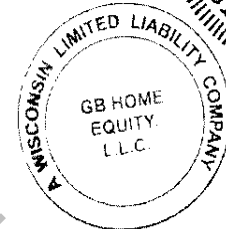
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Guaranty Bank FSB to the extent that the mortgage to **Guaranty Bank FSB** is, as a result of this Subordination Agreement, a validly perfect first lien security interest in the above-described property.

3. That to the extent of the mortgage of **Guaranty Bank FSB** is, as a result of this Subordination Agreement, a validly perfect first lien security interest in the above-described property, the lien of the mortgage executed by Borrower to **Mortgage Electronic Registration Systems, Inc.** as a nominee for **GB Home Equity, LLC A Wisconsin Limited Liability Company**, shall not be affected or impaired by a judicial sale under a judgment recovered under the mortgage made by the said Borrower to **Guaranty Bank FSB** but any such sale shall be subject to the lien of the said mortgage executed by the Borrower to **Mortgage Electronic Registration Systems, Inc.** as a nominee for **GB Home Equity, LLC A Wisconsin Limited Liability Company**, as well as any judgment obtained upon the bond or note secured thereby.
4. That the **Guaranty Bank FSB** shall notify in writing of any default under the terms of the mortgage executed by the Borrower to **Mortgage Electronic Registration Systems, Inc.** as a nominee for **GB Home Equity, LLC A Wisconsin Limited Liability Company**.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals hereto as of the date first above written.

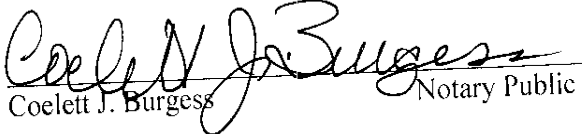

 Anna Wanta, Assistant Secretary
 Mortgage Electronic Registration Systems, Inc. as a nominee
 for GB Home Equity, LLC A Wisconsin Limited Liability Company
 as Guaranty Bank Successor To GB Home Equity LLC



STATE OF WISCONSIN }SS
 COUNTY OF MILWAUKEE }SS

Personally came before me, this 9th day of May, 2012, **Anna Wanta**, of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such **Assistant Secretary**, of said Corporation, and acknowledgement that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

My Commission Expires: 04/14/2013


 Coelett J. Burgess Notary Public

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Fidelity National Title Insurance Company

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Cook, STATE OF IL, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 35 FEET OF LOT 235 IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL ID NO. 15-03-109-043-0000

*1747 N. 24th Ave
Melrose Park Il. 60160*

Property of Cook County Clerk's Office