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Doc#: 1221416053 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/01/2012 12:20 PM Pg: 1 of 3

SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated April 25, 2008, in the amount of \$69,000.00 recorded on May 08, 2008 as document/book number 0812947105 in the County of COOK, in the state of Illinois granted by MARK D. BAUER AND RENEE F. BAUER, HUSBAND AND WIFE herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

LOT 73 IN TREE FARM ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24113330, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LA 2968157, IN COOK COUNTY, ILLINOIS. PIN NO: 03-25-213-024-0000

JPMORGAN CHASE BANK N.A., ISAOA ATIMA, herein known as "Lender", has granted or will grant to Borrower an extension of credit or other financial accommodation to be secured by a lien ("Lien") on the aforementioned Property.

In consideration of Lender's granting to Borrower an extension of credit or other financial accommodation and in consideration of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby subordinate its interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$390,900.00, provided that the Lien is secured by a properly recorded Mortgage or Deed of Trust granted by Borrower to Lender on the above described Property and except with respect to Protective Advances described below. The Subordinating Party expressly reserves all right, title and interest in the Property granted by the Security Instrument as to any person other than Lender or Lender's assignees.

Return To:

T-89142-12

Return To: 20FJ
First Title & Escrow
7361 Calhoun Pl, STE 200
Rockville, MD 20855

008

This instrument was drafted by: Roslyn Parker

BMO Harris Bank
3800 Golf Rd
Suite 300
Rolling Meadows, IL 60008

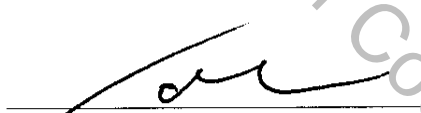
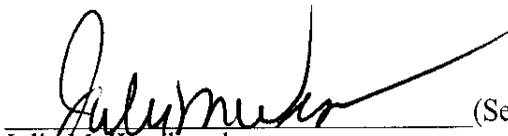
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If the Subordinating Party makes advances of funds in performance of an obligation of the Borrower pursuant to the Subordinating Party's Security Instrument ("Protective Advances") and, if paid with the written consent of the Lender, such Protective Advances shall be secured by the Subordinating Party's Security Instrument and shall be given priority to and be superior to the aforementioned Lien granted to Lender.

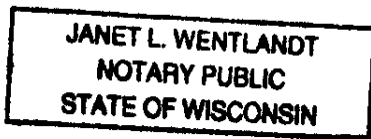
Lender shall have prior rights as to Subordinating Party pursuant to the aforementioned properly recorded Lien as to proceeds arising as a result of the following: the exercise of eminent domain against all or any part of the Property, all rents, income, and profits, all amounts received for the taking of all or any part the Property by condemnation proceedings, all compensation received as damages for injury to all or any part of the Property, all proceeds from insurance on improvements to the Property, and all net proceeds from a foreclosure against the Property, including a deed given in lieu of foreclosure.


This agreement is binding on the successors and assigns of both the Subordinating Party and the Lender. This Subordination Agreement is executed this 12th day of July, 12 on behalf of BMO Harris Bank N.A. by its officers:


	(Seal)		(Seal)
William R. McRae		Julie M. Westbrook	
Title: Vice President		Title: Assistant Vice President	

State of Wisconsin }
County of Milwaukee } ss.

This instrument was acknowledged before me on 12th day of July, 12, by William R. McRae and Julie M. Westbrook as officers of BMO Harris Bank N.A..







Notary Public, State of Wisconsin

My Commission (Expires) (Is) 2/3/15

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Order Number: 89142

Stewart Title Guaranty Company

Commitment Number: D-89142

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY ILLINOIS, TO-WIT:

LOT 73 IN TREE FARM ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24113330, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT LR 2968157, IN COOK COUNTY, ILLINOIS.
PARCEL ID: 03-25-213-024

Being the same property as transferred by Trustee's Deed on 09/17/1982 and recorded 09/29/1982 from FIRST NATIONAL BANK OF DES PLAINES, A CORPORATION to MARK D. BAUER and RENEE F. BAUER, HIS WIFE, J/T/W/R/O/S, recorded in Document Number 26365459