

# UNOFFICIAL COPY



Doc#: 1221546059 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2012 11:14 AM Pg: 1 of 2

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## SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated September 15, 2005, in the amount of \$250,000.00 recorded on October 11, 2005 as document/book number 0528435359 in the County of COOK, in the state of Illinois granted by JOHN P. MORGAN AND DENYL V. MORGAN herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

LOT 31 IN LOUIS MUNAO'S FIRST ADDITION TO MT. PROSPECT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1959 AS DOCUMENT 17499893, BOOK 532, PAGE 50, BEING SITUATED IN THE VILLAGE OF MT. PROSPECT, ELK GROVE TOWNSHIP, IN COOK COUNTY, ILLINOIS. PERM TAX # 08-12-313-038-0000

MUNICIPAL TRUST AND SAVINGS BANK, ISAOA, 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 it's interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$200,000.00, 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.

This instrument was drafted by: Monica Brown

Return To: BMO Harris Bank N.A.  
3800 Golf Rd., Suite 300  
P.O. Box 5036  
Rolling Meadows, IL 60008

**FIDELITY NATIONAL TITLE**

52605655  
*[Handwritten signature]*

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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.

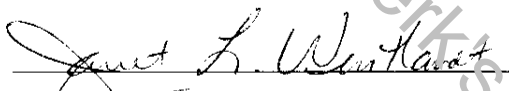
This agreement is binding on the successors and assigns of both the Subordinating Party and the Lender. This Subordination Agreement is executed this 17th day of July, 2012 on behalf of BMO Harris Bank N.A. by its officers:

	(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 17th day of July, 2012, by William R. McRae and Julie M. Westbrook as officers of BMO Harris Bank N.A..

**JANET L. WENTLANDT  
NOTARY PUBLIC  
STATE OF WISCONSIN**

  
\_\_\_\_\_  
JANET L. WENTLANDT

Notary Public, State of Wisconsin

My Commission (Expires) (Is) 2/8/15