

UNOFFICIAL COPY



914

Doc#: 1223004080 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2012 11:43 AM Pg: 1 of 4

RECORDING REQUESTED BY
PROFESSIONAL MORTGAGE
SOLUTIONS

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

A.P.N.: 02-16-405-018-0000

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 29TH day of FEBRUARY 2012 by PALANI SAKTHI AKA SAKTHI PALANI AND NIRMALA J SAKTHI AKA NIRMALA JAGADEESAN 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 Deed of Trust and Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, PALANI SAKTHI AKA SAKTHI PALANI AND NIRMALA J SAKTHI AKA NIRMALA JAGADEESAN did execute a Deed of Trust, dated 10/30/2008, to THIRD FEDERAL SAVINGS & LOAN, as trustee, covering:

1108 W WILSON ST
PALATINE, IL 60067
PPN# 02-16-405-018-0000

to secure a Note in the sum of \$ 100,000.00, dated 10/30/2008 in favor of THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND, which Deed of Trust was recorded as Document 0631908004, Official Records of said county, and

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and Note in the amount not to exceed \$ 309,000.00 in favor of QUICKEN LOANS INC, ISAOA, hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said Deed of Trust 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 Deed of Trust first above mentioned; and

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

S
P
S
SC
INT

BOX 333-CT

3073
283712102/1890888

UNOFFICIAL COPY

(continuation of Subordination Agreement between **PALANI SAKTHI AKA SAKTHI PALANI AND NIRMALA J SAKTHI AKA NIRMALA JAGADEESAN**, 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:

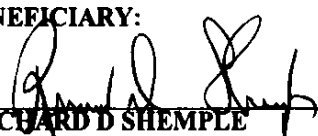
- (1) That said Deed of Trust securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Deed of Trust first above mentioned.
- (2) 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 Deed of Trust first above mentioned to the lien or charge of the Deed of Trust 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 Deed of Trust 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 Deed of Trust 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 Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust 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 Deed of Trust first above mentioned that said Deed of Trust has by this instrument been subordinated to the lien or charge of the Deed of Trust 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:

NIRMALA J SAKTHI AKA NIRMALA
 JAGADEESAN

PALANI SAKTHI AKA SAKTHI PALANI

UNOFFICIAL COPY

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

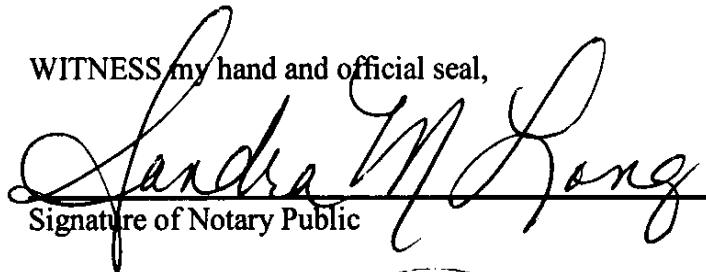
(continuation of Subordination Agreement between PALANI SAKTHI AKA SAKTHI PALANI AND NIRMALA J SAKTHI AKA NIRMALA JAGADEESAN , and THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND)

STATE OF OHIO

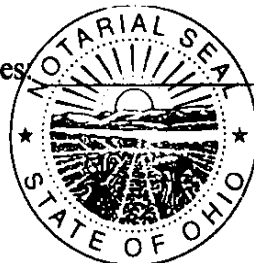
COUNTY OF CUYAHOGA

On this 29TH day of FEBRUARY 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 SEMPLER 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.

WITNESS my hand and official seal,


Signature of Notary Public

My commission expires



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

UNOFFICIAL COPY



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 008880681 DNP
STREET ADDRESS: 1108 W WILSON STREET
CITY: PALATINE COUNTY: COOK
TAX NUMBER: 02-16-405-018-0000

LEGAL DESCRIPTION:

LOT 2 IN RUNOWICZ RESUBDIVISION, BEING A RESUBDIVISION OF THE SOUTH 110 FEET OF THE EAST 144 FEET OF LOT 4 IN BLOCK 5 IN ARTHUR T. McINTOSH AND COMPANY'S AVENUE FARMS, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1926 AS DOCUMENT NUMBER 9261330, AS MODIFIED BY THE PLAT OF RESUBDIVISION RECORDED JANUARY 7, 2004 AS DOCUMENT NUMBER 0400703001, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office