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Prepared by and when recorded
Mail to: TCF NATIONAL BANK
800 BURR RIDGE PARKWAY
BURR RIDGE IL 60527



Doc#: 1228348008 Fee: \$44.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/09/2012 12:33 PM Pg: 1 of 4

PILA RIE TITLE 6821 W. NORTH AVE. 0AK 7ARK, IL 60302

{Space Above This Line for Recording Data}

Account Number: XXXXXXXXXX0786XXXX

Reference Number:

SUBORDINATION AGREEMENT
INDEX AS A MODIFICATION OF COMMANDCREDIT PLUS MORTGAGE

Effective Date:

09/06/2012

Borrower(s): ADAM J SCHOLDER and SHANA L SCHOLDER

Senior Lender: Townstone Financial, Inc.

Subordinating Lender: TCF National Bank

Property Address: 2550 GREENVIEW RD NORTHBROOK IL 60062

PIN# 04-21-109-019-0000

SUBORDINATION ONLY Mort

05/19/2011

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A POLICY ISSUING AGENT OF

COMMITMENT NO. 1208-49435

SCHEDULE A (continued)

LEGAL DESCRIPTION

LOT 2 IN T'1E COURTS, A SUBDIVISION OF PART OF THE SOUTH 726 FEET OF THE EAST 300 FEET OF THE WIST 732.50 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 47. NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO OF PART OF LOT 33 EN 510 NEHEDGE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 21 AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED JULY 21, 1976 AS DOCUMENT 23567885, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-21-109-019-0000

COMMONLY KNOWN AS: 2550 Greenview Road, Northbrook, iL 60062

VALID ONLY IF SCHEDULE B AND COVER ARE ATTACHED

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THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above but contingent upon the Subordinating Lender's receipt of \$300.00 from the Senior Lender, is made by the Subordinating Lender in favor of the Senior Lender named above.

ADAM J SCHOLDER and SHANA L SCHOLDER (individually and collectively the "Borrower") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a COMMANDCREDIT PLUS MORTGAGE given by the Borrower, covering that real property, more particularly described as follows:

See Attached

which document is dated 29th day of December, 2011 filed of record on 9th day of January, 2012 with the County Recorder of Cook County, Illinois as Document No.1200946151, in the amount of \$25,000.00 (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to Borrower by Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$403,000.00 (the "New Loan or Amended Loan") to the Borrower, provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender.

The Subordinating Lender is willing to subordinate the iter of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender hereby subordinates the lien of the Existing Security instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

SUBORDINATION ONLY Mort

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Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election under the New Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer has set its hand and seal as of the Effective Date apove unless otherwise indicated. If the New Loan or Amended Loan exceeds \$398,700.00, or if the Subordinating Lender does not receive \$300.00 from the Senior Lender, this Subordination Agreement is VOID.

SUBORDINATING LENDER: TCF National Bank	
By (Signature)	09/06/2012 Date
Joe W Garcia (Printed Name)	
Vice President (Title)	2
STATE OF ILLINOIS)	C/0,

The foregoing instrument was acknowledged before me on this 6th day or September, 2012 by Joe W Garcia, Vice President of TCF National Bank, a national banking association, on behalf of the association.

Notary Public

My Commission Expires:

COUNTY OF COOK)

OFFICIAL SEAL
Leigh Ann Winbolt
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2-15-16

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