



Doc#: 1229756021 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/23/2012 02:54 PM Pg: 1 of 2

PRISM TITLE

1011 E. Touhy Ave, #350
Des Plaines, IL 60018

1207049-22 MORTGAGE SUBORDINATION AGREEMENT

This agreement is made this 10th day of September, 2012 by and between Oak Trust Credit Union, ("Subordinating Creditor"), and Frist Centennial Mortgage Corporation, ISAOA ("Senior Creditor").

A. Subordinating Creditor is the mortgagee under a mortgage (the "Subordinated Mortgage") dated November 30, 2010, granted by Mary E. Walsh, (borrowers), and recorded in the County Recorders Office, Cook County, Illinois, on December 13, 2010 as document no. 01034708337, encumbering the Land described on Exhibit A hereto, and certain other property (collectively, the "Property").

B. Senior Creditor is the mortgagee under a mortgage (the "Senior Mortgage") dated 9/19/12, granted by the Borrower, and recorded in the same office on 10/23/12, as document no. 1229756020, encumbering the property.

C. The Borrower has requested that the Senior Creditor make a loan or otherwise extend credit to the Borrower to be secured by the Senior Mortgage.

D. To induce Senior Creditor to make that loan or extend that credit, Subordination Creditor has agreed to execute and deliver this Subordination Agreement.

ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Subordination Creditor hereby agrees with Senior Credit as follows:

1. Regardless of any priority otherwise available to Subordination Creditor, the lien of the Subordination Mortgage on the Property (including, without limitation, all proceeds of insurance or condemnation) is and shall be and shall remain fully subordinate for all purposes to the lien of the Senior Mortgage on the Property, to the full extent of all sums from time to time secured by the Senior Mortgage, including not only principal and interest on the principal indebtedness secured thereby but all other sums secured by the Senior Creditor subordinates to the lien of the Senior Mortgage only to the extent that the indebtedness secured by that Senior Mortgage does not exceed \$324,900.00, together with interest thereon, and costs of collection.

2. Subordinating Creditor warrants to Senior Creditor that Subordinating Creditor presently owns the Subordinated Mortgage and the indebtedness secured thereby, free and clear of all liens, security interests and encumbrances.

3. Neither Subordinating Creditor nor Senior Creditor (i) makes any representation or warranty concerning the Property of the Borrower or the validity, perfection or (except as to the subordination accomplished hereby) priority of any mortgage lien or other lien thereon or security interest therein, or (ii) shall have any duty to preserve, protect, care for, insure, take possession of, collect, dispose of or otherwise realize upon the Property or any other property of the Borrowers.

4. This agreement is made under the laws of the state in which the institution is located. It cannot be waived or changed, except by a writing signed by the party to bound thereby. This agreement is made between Senior Creditor and Subordinating Creditor. It shall be binding upon Subordinating Creditor, and shall insure to the benefit of, and shall be enforceable by Senior creditor and its successors and assigns. Neither the borrower nor any other person (except Senior Creditor, its successors and assigns), shall be entitled to rely on, have the benefit of or enforce this Agreement.

UNOFFICIAL COPY

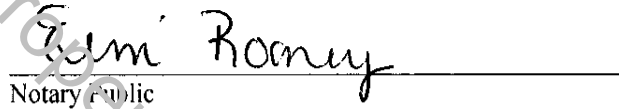
IN WITNESS WHEREOF, this Subordination Agreement is executed on the day and year first above stated.



By Zulema Bonilla
Its Financial Service Rep

STATE OF Illinois) SS
COUNTY OF DeKalb)

The foregoing instrument was acknowledged before me this 10th day of September, 2012, by Zulema Bonilla, Its Financial Service Rep, of Oak Trust Credit Union.


Notary Public

This instrument was drafted by:
Oak Trust Credit Union
1811 W. Diehl Rd Ste 700
Naperville, IL 60563

Phone: 800-232-6728
Fax : 630-792-0300

Exhibit A to Mortgage Subordination Agreement

LAND DESCRIPTION

LOT 3 IN THE RESUBDIVISION OF LOTS 229, 230, 231, AND 232 IN THE WEST END ADDITION TO LAGRANGE BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE CENTER LINE OF OGDEN AVENUE AND NORTHERLY LINE OF THE RIGHT OF WAY OF CHICAGO, BURLINGTON, AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS

Assessor's Parcel Number: 18-05-220-017-0000