

Ravenswood Title Company LLC  
319 W. Ontario Street  
Suite 2N-A  
Chicago, IL 60654

7304621667

WHEN RECORDED MAIL TO:

**GMAC Mortgage, LLC**

3451 Hammond Ave.  
Waterloo IA 50702

Prepared by: Samantha Grandston

MIN Number: 160166268000765332

MERS Phone Number: 1-888-679-6377

1208358/PTC

**SUBORDINATION AGREEMENT**

**THIS SUBORDINATION AGREEMENT**, made October 5, 2012, present owner and holder of the Mortgage and Note first hereinafter described and hereinafter referred to as **Mortgage Electronic Registration Systems, Inc., ('MERS')**

**WITNESSETH:**

**THAT WHEREAS James Frantzen**, residing at **222 EAST PEARSON STREET UNIT/APT 505, CHICAGO, IL 60611**, did execute a Mortgage dated **March 22, 2006** to **Mortgage Electronic Registration Systems, Inc., ('MERS')**, covering:

SEE ATTACHED

To Secure a Note in the sum of **\$28,750.00** dated **March 22, 2006** in favor of **Mortgage Electronic Registration Systems, Inc., ('MERS')**, which Mortgage was recorded April 7, 2006 as Document No **0609746161**, County of **COOK**.

**WHEREAS**, Owner has executed, or is about to execute, a Mortgage and Note in the sum of (Not to exceed) **\$137,000.00** dated **10-15-2012** in favor of **Guarantee Rate Inc. SAOA**, here in after referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage is to be recorded concurrently herewith; and

\* recorded as doc # 1229608377

**WHEREAS**, it is a condition precedent to obtaining said loan that Lender's mortgage last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of **Mortgage Electronic Registration Systems, Inc., ('MERS')** mortgage first above mentioned.

**NOW THEREFORE**, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which 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:

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(1) That said mortgage securing said note in favor of Lender, 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 **Mortgage Electronic Registration Systems, Inc., ('MERS')** mortgage first above mentioned, including any and all advances made or to be made under the note secured by **Mortgage Electronic Registration Systems, Inc., ('MERS')** mortgage first above mentioned.

(2) Nothing herein contained shall affect the validity or enforceability of **Mortgage Electronic Registration Systems, Inc., ('MERS')** mortgage and lien except for the subordination as aforesaid.

**Mortgage Electronic Registration Systems, Inc., ('MERS')**



By: \_\_\_\_\_

Jill Bohlken

Title: Assistant Secretary

Attest: \_\_\_\_\_

Amber Swanger

Title: Assistant Secretary

**STATE OF IOWA**

**COUNTY OF BLACK HAWK**

ss:

On October 5, 2012, before me **Jeff Uden**, a notary public in and for the said county, personally appeared Jill Bohlken known to me to be an **Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS')** and Amber Swanger known to me to be an **Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS')**, Solely Defined As Nominee For The Lender, GMAC Mortgage, LLC, the Limited Liability Company that executed the within instrumental also known to me (or proved to me on the basis of satisfactory evidence to be the person who executed the with instrument, behalf of the Limited Liability Company herein named and acknowledged to me that such Limited Liability Company executed the same.

WITNESS my hand and notarial seal.

Notary Public \_\_\_\_\_

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## EXHIBIT A

UNIT 505 IN 222 EAST PEARSON CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 85, 86, 87 AND 88 (EXCEPT THE NORTH 8.0 FEET OF SAID LOT 88 TAKEN FOR ALLEY) IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0534018034, TOGETHER WITH SAID UNIT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 17-03-227-024-1032

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