

UNOFFICIAL COPY



Doc#: 1232650111 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/21/2012 09:39 AM Pg: 1 of 3

(2 of 2)

5/18 1112-17445
Cook
RETURN BY MAIL TO:

Quorum Federal Credit Union
2 Manhattanville Road Suite 401
Purchase, NY 10577
Phone #: 1-800-874-5544

TEK TITLE, L.L.C.
2720 S. River Road, Suite 233
Des Plaines, IL 60018

A 3-11 Subordination Agreement (of Mortgage) plain English format 11-78 (PRIVATE)

CONSULT YOUR LAWYER BEFORE SIGNING THIS FORM-THIS FORM SHOULD BE USED BY LAWYERS ONLY.

Subordination Agreement

October 24, 2012

The parties agree as follows:

Parties

Holder of the Existing Mortgage

Quorum Federal Credit Union, Successor in interest to Kraft Foods Federal Credit Union

2 Manhattanville Road

Purchase, NY 10577

Mortgage in the New Mortgage (Mortgagee)

GUARANTEED RATE, INC.

ISAOA ATIMA

3940 N RAVENSWOOD AVE

CHICAGO, IL 60613

The Property.

The Property is described as follows:

See Schedule A attached hereto and made a part hereof.

Prepared by: _____

Jennifer Cusie

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Existing Mortgage

2. The Holder now owns and holds the following mortgage and the bond or note which it secures: Mortgage dated 03/20/2002 made by **Frank J Ziegler and Tina W Ziegler**, to **Quorum Federal Credit Union**, f/k/a Kraft Foods Federal Credit Union in the amount of \$186,000.00, recorded on 04/04/2002 in Doc: 0020386883 in the office of Cook County, covering all or part of the Property. As modified by Subordination Document #: 1134126126.

New Mortgage Description of Property Subordination

3. The owner of the Property is about to sign and deliver to Mortgagee, a New Mortgage to secure the amount of One Hundred Ninety Seven Thousand Dollars (\$197,000.00) and interest, covering the Property. The Property is more fully described in the New Mortgage.
4. The Mortgagee will not accept the New Mortgage, unless the Existing Mortgage is subordinated to it. In exchange for \$1.00, other good and valuable consideration and to induce Mortgagee to accept the New Mortgage, the Holder agrees to subordinate the Existing Mortgage lien of the to the New Mortgage lien.

The Existing Mortgage lien shall be subordinated in the amount secured by the New Mortgage, interest and advances already paid and to be paid and in the future under the New Mortgage. Examples of the advances are brokerage commissions, fees for making the loan, mortgage recording tax, documentary stamps, fee for examination of title and surveys. Advances may be paid without notice to Holder.

This Subordination Agreement shall apply to any extension, renewal or modification of the New Mortgage.

No oral changes

5. This Agreement cannot be changed or ended except in writing signed by Holder.

Who is bound

6. If there are more than one Holder each shall be separately liable. The words "Holder" and "Mortgagee" shall include their heirs, executors, administrators, successors and assigns. If there are more than one Holder or Mortgagee the words "Holder" and "Mortgagee" used in this Agreement includes them.

Signatures

Holder states that Holder has read this Subordination Agreement, received and completely filled in copy of it and has signed this Subordination Agreement as of the date at the top of the first page.

WITNESS

Irene Estrella

HOLDER

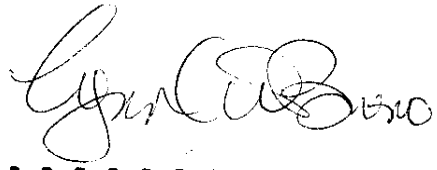
Quorum Federal Credit Union

Soni Verghese

Real Estate Lending Manager

UNOFFICIAL COPY

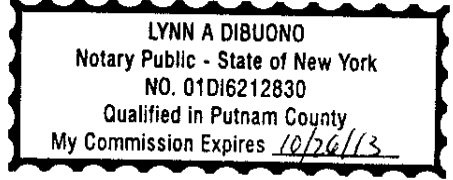
Property of Cook County Clerk's Office



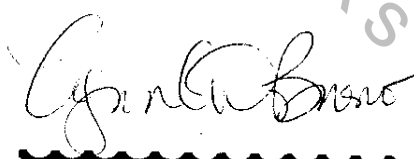
State of New York

County of Westchester

} ss



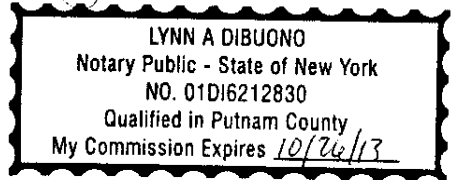
On the **24th** day of **October**, 2012, before me the undersigned, personally appeared **Soni Verghese** personally known to me or proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual(s) acted, executed the instrument.



State of New York

County of Westchester

} ss:



On the **24th** day of **October**, 2012 before me came **Irene Estrella**, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that she resides in 2 Manhattanville Road, Ste# 401, Purchase, NY 10577 that she knows **Soni Verghese** to be the individual described in, and who executed the foregoing instrument; that she, said subscribing witness, was present, and saw execute the same; and that she, said witness, at the same time subscribed her name as witness thereto.

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PARCEL 1:

THE NORTH 1 FOOT OF LOT 37 AND ALL OF LOTS 38, 39 AND 40 (EXCEPT THE NORTH 1 FOOT OF SAID LOT 40) IN LINCOLNWOOD MANOR, A SUBDIVISION OF THE NORTH 4.99 ACRES OF THE SOUTH 6.49 ACRES OF LOT 3 IN ASSESSOR'S DIVISION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1928 AS DOCUMENT NUMBER 10033171, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING PARCEL 1, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 10-14-110-032-0000

PROPERTY ADDRESS: 9431 SPRINGFIELD AVENUE, EVANSTON, IL 60203

Exhibit A

Property of Cook County Clerk's Office