



Doc#: 1233915021 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2012 09:53 AM Pg: 1 of 3

SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated August 17, 2009, in the amount of \$68,500.00 recorded on August 27, 2009 as document/book number 0923926063 in the County of COOK, in the state of Illinois granted by JEFFREY A. GIFFIN herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

PARCEL ID: 14-29-203-046-1004

[Legal Description continued on page 3]

DKMC DBA 1ST ADVANTAGE MORTGAGE, ISAOA / ATIMA, herein known as "Lender", has granted or will grant to Borrower an extension of credit or other financial accommodation to be secured by a lien ("Lien") on the aforementioned Property.

In consideration of Lender's granting to Borrower an extension of credit or other financial accommodation and in consideration of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby subordinate it's interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$314,000.00, provided that the Lien is secured by a properly recorded Mortgage or Deed of Trust granted by Borrower to Lender on the above described Property and except with respect to Protective Advances described below. The Subordinating Party expressly reserves all right, title and interest in the Property granted by the Security Instrument as to any person other than Lender or Lender's assignees.

~~Return To: BMO Harris Bank N.A.
PO Box 2058
Milwaukee, WI 53201-2058~~

This instrument was drafted by: Monica Brown

Return To:
Innovative Title Solutions, LLC
111 West Port Plaza Drive, Ste 600
St. Louis, MO 63146
M 18090 -ITS
1 of 2

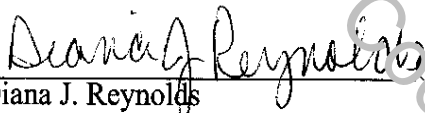
Vertical stamp: SEARCHED SERIALIZED INDEXED with handwritten marks and a large '3'.

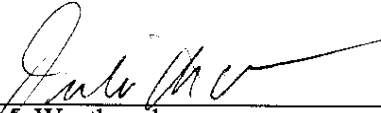
UNOFFICIAL COPY

If the Subordinating Party makes advances of funds in performance of an obligation of the Borrower pursuant to the Subordinating Party's Security Instrument ("Protective Advances") and, if paid with the written consent of the Lender, such Protective Advances shall be secured by the Subordinating Party's Security Instrument and shall be given priority to and be superior to the aforementioned Lien granted to Lender.

Lender shall have prior rights as to Subordinating Party pursuant to the aforementioned properly recorded Lien as to proceeds arising as a result of the following: the exercise of eminent domain against all or any part of the Property, all rents, income, and profits, all amounts received for the taking of all or any part the Property by condemnation proceedings, all compensation received as damages for injury to all or any part of the Property, all proceeds from insurance on improvements to the Property, and all net proceeds from a foreclosure against the Property, including a deed given in lieu of foreclosure.

This agreement is binding on the successors and assigns of both the Subordinating Party and the Lender. This Subordination Agreement is executed this 30th day of October, 2012 on behalf of BMO Harris Bank N.A., successor-in interest to M&I Bank FSB, as a result of merger dated 07/05/2011 by its officers:

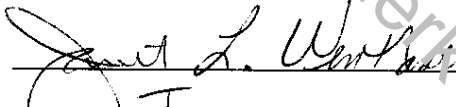
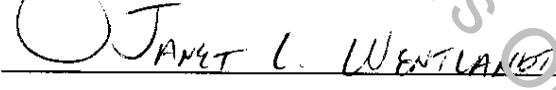
 (Seal)
Diana J. Reynolds
Title: Vice President

 (Seal)
Julie M. Westbrook
Title: Assistant Vice President

State of Wisconsin }
County of Milwaukee } ss.

This instrument was acknowledged before me on 30th day of October, 2012, by Diana J. Reynolds and Julie M. Westbrook as officers of BMO Harris Bank N.A..

JANET L. WENTLANDT
NOTARY PUBLIC
STATE OF WISCONSIN



Notary Public, State of Wisconsin

My Commission (Expires) (Is) 2/3/15

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[Legal Description continued from page 1]

PARCEL 1:

UNIT NUMBER 2S IN THE 3120 NORTH SHEFFIELD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 15 AND 16 IN BLOCK 1 IN THE SUBDIVISION OF BLOCKS 2 AND 4 IN THE CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 2007 AS DOCUMENT NUMBER 0716615028; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-3 AND STORAGE SPACE S-6, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

Parcel ID: 14-29-203-046-1004