

UNOFFICIAL COPY

MORTGAGE SUBORDINATION AGREEMENT



2012-03079  
By Corporation or Partnership

Doc#: 1235547028 Fee: \$64.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/20/2012 10:04 AM Pg: 1 of 3

Account Number: 5561

Date: 16 day of May, 2012

2012  
Mail To:  
Carrington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-E  
Lombard, IL 60148  
(630)317-0049

Legal Description: See Attached Legal

P.I.N. #13-29-200-010-0000

Property Address: 3141 Austin Ave N, Chicago, IL 60634-5103

This Agreement is made this 16 day of May, 2012, by and between US Bank National Association ND ("Bank") and U.S. BANK N.A. ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated 14 day of April, 2009, granted by Miguel Hernandez and Margarita Hernandez, husband and wife. Nancy Torres and Alberto Torres, wife and husband ("Borrower"), and recorded in the office of the County Recorder, Cook County, Illinois, Book , Page , as Document 0913803001, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated September 29, 2012, granted by the Borrower and recorded in the same office on October 4th, 2012, as 12012-140865, encumbering the property. To induce Refinancer to make a loan to the Borrower secured by the Senior Mortgage, Bank has agreed to execute and deliver this Subordination Agreement.

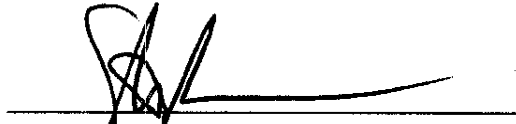
ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Mortgage on the Property is and shall be and shall remain fully subordinate for all 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; provided, however, that the total indebtedness secured by the Senior Mortgage does not exceed \$204,255.00, exclusive of interest thereon, amounts advanced to protect the lien and priority of the Senior Mortgage, and costs of collection, and provided further, that this agreement shall not be effective until each other mortgage or other lien recorded against the property (other than the Senior Mortgage) and each judgment that is a lien against the Property shall be subordinated of record of the lien of the Senior Mortgage.

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

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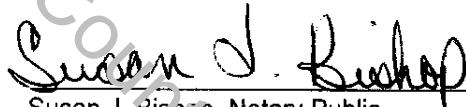
US Bank National Association ND



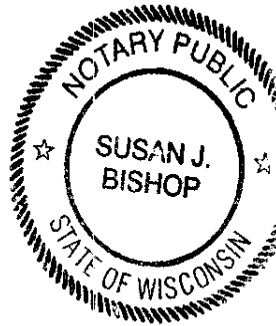
By: Steven Barnes  
Title: Vice President

STATE OF Wisconsin )  
COUNTY OF Winnebago )

The foregoing instrument was acknowledged before me this 16 day of May, 2012, by (name) Steven Barnes, the (title) Vice President of (bank name) US Bank National Association, ND, national banking association under the laws of The United States of America, on behalf of the association.

  
Susan J. Bishop, Notary Public  
My Commission Expires: 10/18/2015

Prepared by: Chelsie Flink



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Carrington Title Partners, LLC  
1919 S. Highland Ave., Building B, Suite 315  
Lombard, IL 60148  
A Policy Issuing Agent for  
Fidelity National Title Insurance Company

## LEGAL DESCRIPTION

LOT 12 IN BLOCK 2 IN GOGOLINSKI'S RESUBDIVISION OF BLOCKS 1 AND 2 IN DYNIEWICZ SUBDIVISION OF BLOCK 4 OF KING & PATTERSONS SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 3141 N Austin Ave; Chicago, IL 60634  
PIN Number: 13-29-300-010

Property of Cook County Clerk's Office