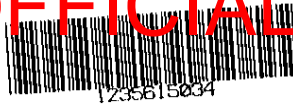


UNOFFICIAL COPY



1235615034



1230731008

Prepared by ~~and when recorded~~  
Mail to: TCF NATIONAL BANK  
800 BURR RIDGE PARK  
BURR RIDGE IL 60527

Doc#: 1235615034 Fee: \$44.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/21/2012 01:43 PM Pg: 1 of 4

Doc#: 1230731008 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2012 10:00 AM Pg: 1 of 4

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

12108429

{Space Above This Line for Recording Data}

Account Number: XXXXXXXXXXX5462XXXX

Reference Number:

PLEASE RE-RECORD TO PUT IN CORRECT ORDER

**SUBORDINATION AGREEMENT**  
INDEX AS A MODIFICATION OF CONSUMER LOAN MORTGAGE

Effective Date: 08/20/2012

Borrower(s): Brian V Savage and Silvia Savage

Senior Lender: Bank of America, N.A.

Subordinating Lender: TCF National Bank

Property Address: 6053 Victoria Dr, Oak Forest, IL 60452

PIN# 28-17-308-011-0000

**RECORD**  
2nd

# UNOFFICIAL COPY

**THIS AGREEMENT** (the "Agreement"), effective as of the Effective Date above but contingent upon the Subordinating Lender's receipt of \$300.00 from the Senior Lender, is made by the Subordinating Lender in favor of the Senior Lender named above.

Brian V Savage and Silvia Savage (individually and collectively the "Borrower") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a CONSUMER LOAN MORTGAGE given by the Borrower, covering that real property, more particularly described as follows:

See Attached.

which document is dated 11th day of March, 2008 filed of record on 3rd day of April, 2008 with the County Recorder of Cook County, Illinois as Document No.0809411166, in the amount of \$8,000.00 (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to Borrower by Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$225,400.00 (the "New Loan or Amended Loan") to the Borrower, provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

## A. Agreement to Subordinate

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

## B. General Terms and Conditions

**Binding Effect** – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.



# UNOFFICIAL COPY

## EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS:

LOT 11 IN LA GRANDE VISTA UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID NO: 28-17-308-011-0000

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED

GRANTOR: BRIAN V. SAVAGE, A MARRIED MAN  
GRANTEE: BRIAN V. SAVAGE AND SILVIA SAVAGE, HUSBAND AND WIFE  
DATED: 03/11/2008  
RECORDED: 04/03/2008  
DOC#/BOOK-PAGE: 0809411164

ADDRESS: 6053 VICTORIA DR, OAK FOREST, IL 60452

Property of Cook County Clerk's Office