

# UNOFFICIAL COPY



Doc#: 1300835029 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/08/2013 10:41 AM Pg: 1 of 4

AC 121248091/2  
201268551

Prepared by:  
The PrivateBank and Trust Co.  
Patricia Lott  
70 West Madison  
Chicago, Illinois 60602

When Recorded Return to:  
The PrivateBank and Trust Co.  
Collateral Department  
70 West Madison LaSalle 5<sup>th</sup> floor  
Chicago, Illinois 60602

STATE OF ILLINOIS

COUNTY OF COOK

## SUBORDINATION AGREEMENT

WHEREAS JEFFREY L. FORGASH AND JULIA FORGASH, hereinafter termed "Borrower" are presently indebted to THE PRIVATEBANK AND TRUST COMPANY as evidenced by that certain Promissory Note executed by said Borrower in favor of THE PRIVATEBANK AND TRUST COMPANY dated AUGUST 27, 2008, in the original principal amount of SEVENTY FIVE THOUSAND DOLLARS AND NO/100 (\$ 75,000.00) DOLLARS; and

WHEREAS, said Note is secured, among other things, by that certain Mortgage executed by said JEFFREY R. FORGASH AND JULIE FORGASH FKA JULIE BAYLIN, in favor of THE PRIVATEBANK AND TRUST COMPANY dated AUGUST 27, 2008, and recorded OCTOBER 14, 2008 as Document # 0828808284, with the Recorder of COOK County, Illinois; and

WHEREAS, said Borrower is desirous of obtaining an additional loan in the amount THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND NO/100 (\$325,000.00) DOLLARS from DKMC D/B/A 1<sup>ST</sup> ADVANTAGE MORTGAGE ISAOA ATLMA herein termed "Lender", for the purpose of first mortgage; and

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WHEREAS, the Lender requires the Borrower to secure said loan with a Mortgage on the real estate described in THE PRIVATEBANK AND TRUST COMPANY Mortgage and further requests that THE PRIVATEBANK AND TRUST COMPANY subordinate its Mortgage to that Mortgage being taken by said Lender.

NOW THEREFORE, in and for good and valuable consideration, and in order to induce said Lender to make said additional loan to said Borrower, THE PRIVATEBANK AND TRUST COMPANY does hereby subordinate its Mortgage to that Mortgage taken by Lender and which secures said additional loan.

IT IS EXPRESSLY AGREED AND UNDERSTOOD that neither this Subordination Agreement nor anything contained herein shall in any way alter or affect the validity of the Mortgage of THE PRIVATEBANK AND TRUST COMPANY first mentioned herein, or the lien on the real estate so subordinated herein, or any of the other collateral securing the indebtedness of the Borrower to THE PRIVATEBANK AND TRUST COMPANY.

IT IS FURTHER EXPRESSLY AGREED AND UNDERSTOOD that this Subordination is to extend only to the loan amount and purpose as expressly set forth herein, and will not be valid or extend any future advancements made by said Lender on the Note evidencing its loan.

IN WITNESS WHEREOF, THE PRIVATEBANK AND TRUST COMPANY has caused this Subordination Agreement to be executed by on their behalf.

THIS, 13<sup>th</sup> day of DECEMBER, 2012.

Authorized by: \_\_\_\_\_

David R. Barrera, Jr.  
DAVID R. BARRERA, JR., PVTB OFFICER

Authorized by: \_\_\_\_\_

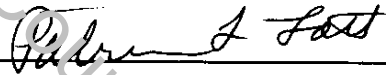
Alberta M. Wilson  
ALBERTA M. WILSON, PVTB OFFICER

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STATE OF ILLINOIS, COUNTY OF COOK

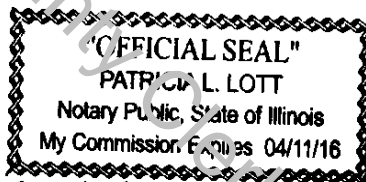
On this 13<sup>th</sup> day of DECEMBER, 2012, before me, the subscriber, personally appeared DAVID R. BAJPERA, JR., PVTB OFFICER and ALBERTA M. WILSON, PVTB OFFICER, of THE PRIVATEBANK AND TRUST COMPANY who, I am satisfied is the person named in and who executed the within instrument, and thereupon she acknowledged that she did examine and read the same and did sign the foregoing instrument as her free act and deed, for the purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and official seal.



Notary Public

My Commission Expires: 4/11/16



IN WITNESS WHEREOF, the undersigned parties have consented to the contents, terms and conditions of the herein Subordination, this the \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

LENDER:

(SEAL) ATTEST

BY: \_\_\_\_\_

STATE OF ILLINOIS, COUNTY OF COOK

On this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the subscriber, personally appeared \_\_\_\_\_, of DKMC D/B/A 1<sup>ST</sup> ADVANTAGE MORTGAGE ISAOA ATLMA who, I am satisfied is the person named in and who executed the within instrument, and thereupon he/she acknowledged that he/she did examine and read the same and did sign the foregoing instrument as his/her free act and deed, for the purposes therein expressed.

Given under my hand and official this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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

My Commission Expires: \_\_\_\_\_

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**LEGAL DESCRIPTION:**

**PARCEL ONE: UNIT 2668-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PRAIRIE MISSION CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 5, 2003 AS DOCUMENT NO. 0324827126, IN THE SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

**PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE G-2668B AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID**

**PIN: 05-34—321-040-1002**

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