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RECORDING REQUESTED BY:



WHEN RECORDED MAIL TO:

NAME: SkyOne Federal Credit Union

ADDRESS: 14600 Aviation Boulevard

CITY: Hawthorne

STATE: CA

ZIP: 90250-6656

Doc#: 1305304040 Fee: \$68.00

Karen A. Yarbrough RHSP Fee: \$10.00

Cook County Recorder of Deeds

Date: 02/22/2013 10:52 AM Pg: 1 of 4

ESCROW:

TITLE:

APN:

.Y

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made this December 19th, 2012 by Troy Swanberg and Carleen Swanberg, husband and wife, as tenants by the entirety, owner of the land hereinafter described and hereinafter referred to as "Owner", and SkyOne Federal Credit Union AKA FAA First Federal Credit Union beneficiary on Deed of trust, present owner and holder of Deed of Trust and Note first hereinafter described and referred to as "Beneficiary".

WITNESSETH

THIS MORTGAGE is made this 30th day of December, 2005 between the Mortgagor, Troy Swanberg and Carleen Swanberg, husband and wife, as tenants by the entirety (herein "Borrower"), and the Mortgagee, SkyOne Federal Credit Union, AKA FAA FIRST FEDERAL CREDIT UNION, a Corporation organized and existing under the laws of United States FCU ACT whose address is 14600 Aviation Blvd, Hawthorne CA 90250 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$80,000.00 which indebtedness is evidenced by Borrower's note dated 12/30/2005 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on 11/30/2020,

TO SECURE, to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Cook, State of Illinois:

To secure a Note in the sum of \$80,000.00, dated December 30th 2005, in favor of SkyOne Federal Credit Union AKA FAA First Federal Credit Union which Deed of Trust was recorded on January 26th, 2006 as Instrument Number 0602605082, of Official Records of said county; and

Pin #03-32-302-017-000

LOT 249 IN H, ROY BERRY'S LAUDYMONT TERRACE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINIOS.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of \$395,000.00 dated _____ in favor of Guaranteed Rate Inc, ISAOA hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and

WHEREAS, It is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land

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hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, It is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded constitute a lien or charge upon said land which is unconditionally prior and superior to the lien charge of the Deed of Trust first above mentioned.

Property of Cook County Clerk's Office

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SUBORDINATION, RECORDED DEED OF TRUST TO DEED OF TRUST TO RECORD

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said Deed of Trust securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Deed of Trust first above mentioned;
- (2) That Lender would make its loan above described without this Subordination Agreement;
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the Deeds of Trust hereinbefore specifically described, any prior agreements as to such subordination, including, but not limited to, those provisions, if any, contained in the Deed of Trust first above mentioned, which provide for the subordination of the lien or charge thereof to another Deed or Deed of Trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that:

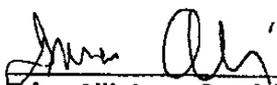
- (a) He/she consents to and approves (I) all provisions of the Note and Deed of Trust in favor of Lender above referred to, and (II) all agreements, including, but not limited to, any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's Loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- (c) He/she intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) An endorsement has been placed upon the Note secured by the Deed of Trust first above mentioned that said Deed of Trust has by this Instrument been subordinated to the lien charge of the Deed of Trust in favor of Lender above referred to.

SUBORDINATION, RECORDED DEED OF TRUST TO DEED OF TRUST TO RECORD

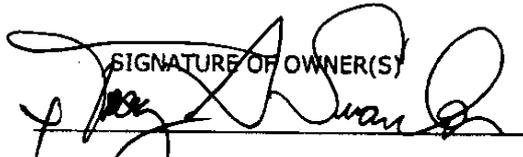
NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN. A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPORVEMENT OF THE LAND.

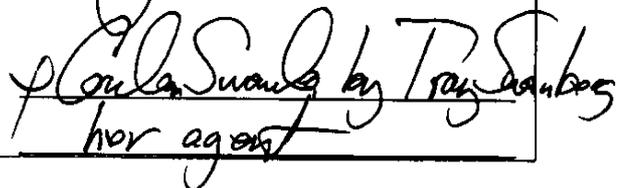
SIGNATURE OF BENEFICIARY(IES)

Sky One Federal Credit Union


Trina Alli, Loan Servicing Manager

SIGNATURE OF OWNER(S)




Cory Swanson by Tracy Swanson
her agent

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STATE OF California } ss.
County of Los Angeles

On December 19, 2012 before me, Sandra Maria Jenkins a Notary Public in and for said State, personally appeared Trina Alli, Loan Servicing Manager who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Notary Public in and for said County and State

Sandra Maria Jenkins *Sandra Maria Jenkins*
Notary's name (Must be typed or legible printed)



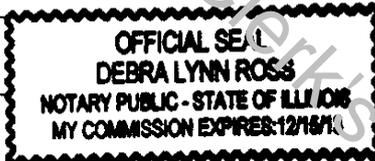
STATE OF Illinois } ss.
County of Cook

On 2-8-13 before me, Debra Lynn Ross a Notary Public in and for said State, personally appeared Troy Swanberg known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. * AND CARLEEN SWANBERG by TROY SWANBERG her Agent

WITNESS my hand and official seal

Notary Public in and for said County and State

Debra Lynn Ross
Notary's name (Must be typed or legible printed)



IT IS RECOMMENDED THAT; PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH REPECT THERETO. (CLTA SUBORDINATION FORM "A")