

SUBORDINATED MORTGAGE AGREEMENT

UNOFFICIAL COPY



Mail To: Grand Ridge National Bank, 401 S. Carlton Ave, Wheaton, IL 60187

Doc#: 1307247030 Fee: \$40.00, Karen A. Yarbrough RHSP Fee: \$10.00, Cook County Recorder of Deeds, Date: 03/13/2013 03:22 PM Pg: 1 of 2

Name & Address of Prepare: Grand Ridge National Bank, 105 W. Main P.O. Box 97, Grand Ridge, IL 61325

2013-4431

KNOW ALL MEN BY THESE PRESENTS THAT, WHEREAS, on November 16, 2010, MICHAEL P. BOOS AND PATRICIA H. BOOS, HUSBAND AND WIFE ("Grantor"), executed a mortgage to First State Bank of Illinois ("Lender") to secure payment of Thirty Thousand and no/100 dollars (\$160,000.00), which mortgage was recorded in the office of the Register of Deeds for Cook County, Illinois, on December 28, 2010, as Document No. 1036256087 and later Assigned to Grand Ridge National Bank ("Assignee"), which Assignment of Mortgage and Security Instruments was recorded in the office of Register of Deeds for Cook County, Illinois on March 14, 2011, as Document No. 1107312000 and Conveyed the real estate know as:

LOT 2 IN THE FINAL PLAT OF EVERGREEN SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN THE, IN SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1345 Evergreen Court, Glenview, IL 60025. The Real Property tax identification number is 04-35-202-029.

(Hereinafter referred to as the "Property")

AND WHEREAS, on Jan 10, 2013, Borrower granted to Compass Mortgage a mortgage on the property to secure payment of One Hundred Seventy Thousand and no/100 Dollars (\$170,000.00), which mortgage will be recorded in the office of the Register of Deeds for Du Page County, Illinois, on this date or shortly thereafter (the "Subsequent Mortgage") #1304547012

WHEREAS, Lender has been requested to and has agreed to subordinate the lien of the Original Mortgage to the lien of the Subsequent Mortgage.

NOW, THEREFOR, for a good and valuable consideration, Lender hereby agrees that the lien of the Original Mortgage is subordinate and junior to the lien of the Subsequent Mortgage and that the lien of the Subsequent Mortgage shall also have a prior right over the lien of the Original Mortgage to all awards and payments made as a result of the exercise of the right of eminent domain against the Property, or any part, all rents, income or profits, all compensation received for the taking of the Property, or any part, by condemnation proceedings, all compensation received as damages for injury to the property, or any part, all proceeds from insurance on improvements to Property, and all proceeds occurring as a result of foreclosure against the Property, including a deed given in lieu of foreclosure.

IN WITNESS WHEREOF, the said officers of Lender have hereunto set their hands and seals this 10th day of January, 2013.

Grand Ridge National Bank

By James Xeros - Executive Vice President

STATE OF ILLINOIS) COUNTY OF LaSalle) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Xeros, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act.

Given under my hand and notary seal, this 10th day of January, 2013

Mail To: Carrington Title Partners, 1919 S. Highland Ave., Lombard, IL, (630)317-7777

OFFICIAL SEAL CHARLES R PETERSON NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:07/29/15 IMPRESS SEAL HERE

Notary Public signature and title

My commission expires on July 29 2015

Handwritten mark

# UNOFFICIAL COPY

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 2 IN THE FINAL PLAT OF EVERGREEN SUBDIVISION, BEING A SUBDIVISION OF LOT 1, IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1345 Evergreen Court; Glenview, IL 60025  
PIN Number: 04-35-202-029

Property of Cook County Clerk's Office