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Doc# 1309208153 fee: \$54.00
Date: 04/02/2013 09:35 AM Pg: 1 of 4
Cook County Recorder of Deeds
*RHSP FEE \$10.00 Applied

Prepared by and when recorded
Mail to: TCF NATIONAL BANK
555 BUTTERFIELD ROAD
LOMBARD IL 60148

#002299

{Space Above This Line for Recording Data}

Account Number: XXXXXXXX4779XXXX Reference Number:

SUBORDINATION AGREEMENT
INDEX AS A MODIFICATION OF COMMANDCREDIT PLUS MORTGAGE

Effective Date: 02/04/2013

Borrower(s): Terrell D Anderson and D'Andrea Anderson

Senior Lender: First Financial Services, Inc.

Subordinating Lender: TCF National Bank

Property Address: 4539 S King Dr, Chicago, IL 60653

PIN# 20-03-415-003-0000

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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 or the Borrower, is made by the Subordinating Lender in favor of the Senior Lender named above.

Terrell D Anderson and D'Andrea Anderson (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 COMMANDCREDIT PLUS MORTGAGE given by the Borrower, covering that real property, more particularly described as follows:

The South 47 feet of the North 92 feet of Lot 1 in Snow and Dickinson's Subdivision of Lot 3 in Cleaver and Taylor's Subdivision of the North 1/2 of the South 1/2 of the East 1/2 of the Southwest 1/4 and the North 1/2 of the South 1/2 of the West 1/2 of the Southeast 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

which document is dated 19th day of January, 2012 filed of record on 27th day of February, 2012 with the County Recorder of Cook County, Illinois as Document No. 1205812144, in the amount of \$100,000.00 (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 \$410,000.00 (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. X

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.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election under the New Security Instrument or related documents shall affect this Agreement.

*Recorded March 29, 2013 as Doc # 1309055069

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EXHIBIT "A"

THE SOUTH 47 FEET OF THE NORTH 92 FEET OF LOT 1 IN SNOW AND DICKINSON'S SUBDIVISION OF LOT 3 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Deed Type: Warranty Deed

Grantors: DWIGHT JONES AND SHANA JONES, MARRIED TO EACH OTHER

Grantees: TERRELL D. ANDERSON AND D'ANDREA ANDERSON, HUSBAND AND WIFE, NOT AS JOINT TENANTS, NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

Dated: January 19, 2012

Recorded Date: February 27, 2012

Consideration: \$10.00

DBV: 1205812142

Parcel No.: 20-03-415-003-0000