

**Recording Requested By:**

LSI  
700 Cherrington Pkwy.  
Coraopolis, PA 15108

**When Recorded Mail To:**

MERS, Inc., as nominee for Ideal Home Mortgage, Inc.  
513 Buckthorn Ln.,  
Hillside, IL 60162

Title Order No. 15094450

MIN # 100081268000696574

MERS # 1(888) 679-6377

APN#: 15083110450000

**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 December 20, 2012, by **DORIS C. HESLUP and WILLIAM H. HESLUP**, Owners of the land hereinafter described and hereinafter referred to as "Owners", and **MERS, INC., as nominee for Ideal Home Mortgage, Inc.**, present owners and holders of mortgage and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS **DORIS C. HESLUP and WILLIAM H. HESLUP** did execute a mortgage, dated 12/17/2006, covering real property at 513 Buckthorn Ln., Hillside, IL 60162.

THE NORTH 50 FEET OF THE SOUTH 73.66 FEET OF LOT 55 IN E.A. CUMMINGS AND CO.'S GARDEN HOME ADDITION, A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8 AFORESAID SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF BUTTERFIELD ROAD (EXCEPT THE RIGHT OF WAY OF THE MINNESOTA AND NORTHWESTERN RAILROAD, AND THE AURORA, CHICAGO AND WHEATON RAILROAD) IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Assessor's Parcel No: 15083110450000

# UNOFFICIAL COPY

to secure a note in the original sum of **\$26,500.00** dated **12/1/2006**, originally in favor of **MERS, INC., as nominee for Ideal Home Mortgage, Inc.**, which the original mortgage was recorded on **12/12/2006**, as Instrument No. 0634642134; all of Official Records of said county; and

WHEREAS, Owners have executed, or are about to execute, a mortgage and note in the **sum not to exceed \$216,600.00** (Loan #2300272977) dated on or about Jan 7, 2013, in favor of **U.S. BANK NATIONAL ASSOCIATION, its successors and or assigns**, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage is to be recorded

2/4/2013; B03508575.

WHEREAS, it is a condition precedent to obtaining said loan that said mortgage last above mentioned shall be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the mortgage first above mentioned; and

WHEREAS, lender is willing to make said loan provided the mortgage securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the mortgage first above mentioned and provided that Beneficiary will specifically subordinate the lien or charge of mortgage first above mentioned to the lien or charge of the mortgage 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 mortgage securing the same shall, when recorded, constitute a lien or charge upon said land which is prior and superior to the lien or charge of the mortgage first above mentioned.

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:

That Lender would not make its loan above described without this subordination agreement.

That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the mortgage first above mentioned to the lien or charge of the mortgage in favor of lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the mortgage hereinbefore specifically described, any prior agreement as to such subordination including, but not limited, those provisions, if any, contained in the mortgage first above mentioned, which provide for the subordination of the lien or charge thereof to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said mortgage has by this instrument been subordinated to the lien or charge of the mortgage in favor of Lender above referred to.

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**IT IS RECOMMENDED THAT PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.**

MERS, INC., as nominee for Ideal Home Mortgage, Inc., its successors and assigns

By: Susan K. Miller Beneficiary

Its: Assistant Secretary

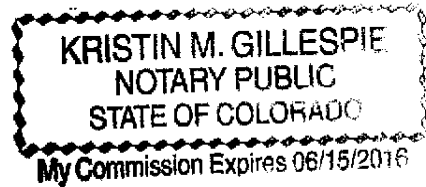
STATE OF Colorado

COUNTY OF Douglas

On December 20, 2012 before me, Kristin M. Gillespie personally appeared Susan K. Miller its Assistant Secretary of MERS, INC., as nominee for Ideal Home Mortgage, Inc., 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 entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature Kristin M. Gillespie



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

DOUGLAS COUNTY Clerk's Office

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Order No.: **15094450**  
Loan No.: **2300272977**

## Exhibit A

The following described property:

The North 50 feet of the South 73.66 feet of Lot 55 in E.A. Cummings and Co;s Garden Home Addition, a subdivision of the Northwest Fractional 1/4 South of the Indian Boundary Line of Section 8 and that part of the East 1/2 of the Southwest 1/4 of Section 8 aforesaid South of the Indian Boundary Line, lying North of Butterfield Road (except the right of way of the Minnesota and Northwestern Railroad, and the Aurora, Chicago and Wheaton Railroad) in Township 39 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Assessor's Parcel No: 15083110450000

PROPERTY OF COOK COUNTY CLERK'S OFFICE