

**Recording Requested By:**

LSI  
700 Cherring on Hwy.  
Coraopolis, PA 15108

**When Recorded Mail To:**

MERS, Inc., as nominee for GMAC Mortgage Corporation, a Pennsylvania Corporation  
8742 Lucent Blvd, Suite 500  
Highlands Ranch, CO 80129

MERS 800# (1-888-679-6377)  
MIN 1000697-8250993699-2  
Title Order No. 15218028

APN#: 15122170351013

**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 7, 2012, by SARAH J. MONACO, Owners of the land hereinafter described and hereinafter referred to as "Owners", and MERS, INC., as nominee for GMAC Mortgage Corporation, a Pennsylvania Corporation, present owners and holders of judgment and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS SARAH J. MONACO did execute a mortgage, dated 10/20/2005, covering real property at 500 Bonnie Brae Place Unit A2, River Forest, IL 60305.

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

ASSESSOR'S PARCEL NO: 15122170351013

to secure a note in the original sum of \$36,000.00 dated 09/23/2005, originally in favor of MERS, INC., as nominee for GMAC Mortgage Corporation, a Pennsylvania Corporation, which the original judgment was recorded on 10/17/2005, as Instrument No. 0529035311; all of Official Records of said county; and

WHEREAS, Owners have executed, or are about to execute, a judgment and note in the sum not to exceed \$126,800.00 (Loan # 000688055190) dated on or about 12-28-2012, in favor of ALLY BANK, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which judgment is to be recorded

1-31-2013; Doc# 1303157250

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WHEREAS, it is a condition precedent to obtaining said loan that said judgment 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 judgment 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 judgment first above mentioned and provided that Beneficiary will specifically subordinate the lien or charge of judgment 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 judgment 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 judgment 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 judgment in favor of lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the judgment 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 judgment or judgments.

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 judgment has by this instrument been subordinated to the lien or charge of the judgment 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 GMAC Mortgage Corporation, a Pennsylvania Corporation

By: Diane M. Vazis

Its: ASSISTANT SECRETARY Beneficiary

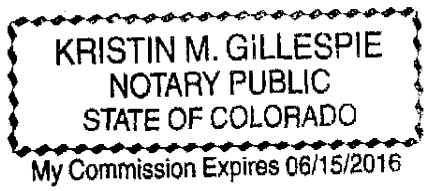
STATE OF COLORADO

COUNTY OF DOUGLAS

On DECEMBER 7, 2014 before me, KRISTIN M. GILLESPIE personally appeared DIANE M. VAZIS its ASST. SECRETARY of MERS, INC., as nominee for GMAC Mortgage Corporation, a Pennsylvania Corporation, 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.

Clerk's Office

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Order No.: **15291760**  
Loan No.: **000688055190**

## Exhibit A

The following described property:

Unit Number A-2 in Bonnie Brae Terrace Condominium as delineated on a survey of the following described real estate: Lot 23 to 26 in Block 7 in Quick's Subdivision of that part of the Northeast 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian, lying north of Lake Street, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 27137094, together with its undivided percentage interest in the Common Elements in Cook County, Illinois.

Assessor's Parcel No: 15122170351013

PROPERTY OF COOK COUNTY CLERK'S OFFICE