

Prepared by: Michael L. Riddle
Middleberg, Riddle & Gianna
717 N. Harwood, Suite 2400
Dallas, TX 75201

Recording Requested By and Return To:

CCS Recording Team
Attn: Convenient Closing Services
3001 Leadenhall Road
Mount Laurel, NJ 08054

Permanent Index Number: _____

Space Above This Line For Recording Data

Loan No: 3308932833
Borrower: Lori A Nelson

Data ID: 901

SUBORDINATION AGREEMENT (Refinance)

This Subordination Agreement ("Agreement") is made as of the 14th day of May, 2013, by Quicken Loans Inc. as authorized agent for Charles Schwab Bank, F/K/A Charles Schwab Bank N.A. ("Subordinator"), whose address is 1050 Woodward Ave, Detroit, MI 48226 and PHH Mortgage ("Lender"), , A Corporation organized and existing under the laws of the State of New Jersey, whose address is 1 Mortgage Way, Mount Laurel, NJ 08054.

RECITALS:

- A. Lori A Nelson ("Borrower"), of 11005 S. 84th Avenue, 1D-G6, Palos Hills, ILLINOIS 60465 desires Lender to refinance Borrower's loan, which is evidenced by a promissory note secured by a mortgage, deed of trust, or security deed ("First Security Instrument") dated May 24, 2013, in an amount not to exceed \$107,450.00, to be recorded simultaneously with this Agreement, covering real property described below.
- B. The real property offered by Borrower as security to Lender is currently subject to the lien of the Second Security Instrument described below.
- C. Lender will refinance Borrower's loan only on the condition that the Second Security Instrument described below be subordinated to the First Security Instrument described above.

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Loan No: 3308932833

Data ID: 901

In consideration of the matters described above, and of the mutual benefits and obligations set forth in this Agreement, the parties agree as follows:

SUBORDINATION OF EXISTING SECOND SECURITY INSTRUMENT

The Second Security Instrument to be subordinated covers real property described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

and made on the 25th day of July, 2007, and filed or recorded in 08/13/2007 as Instrument Number 0722501109 of the Official Records of the County Recorder's or Clerk's Office of COOK COUNTY, ILLINOIS, ("Second Security Instrument") shall be and the same is now subordinated and made subject and subsequent to the lien of that certain First Security Instrument covering the real property referenced above, dated May 24, 2013, between Borrower and Lender.

The undersigned Subordinator has executed this Agreement on the date first appearing above.

Subordinator: Quicken Loans Inc. as authorized agent for
Charles Schwab Bank, F/K/A Charles Schwab Bank N.A.

By:  _____

Its: LIMITED LOAN & LIEN MOD OFFICER
(Printed Name and Title)

Kathleen Haggitt
Limited Loan and Lien Mod Officer

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Data ID: 901

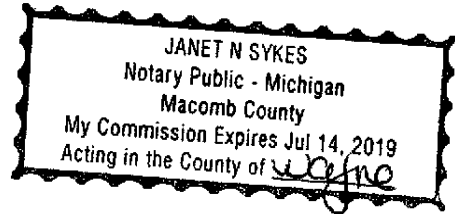
STATE OF MI §
COUNTY OF Macomb §

The foregoing instrument was acknowledged before me this
may 15, 2013,
by Kathleen Haggitt,

Limited Liability Company of Quicken Loans Inc. as authorized agent for Charles Schwab Bank, F/K/A Charles Schwab Bank N.A., on behalf of the entity.

Janet N Sykes
Notary Public
Janet N. Sykes
(Printed Name)

My commission expires: 7-14-19



Property of Cook County Clerk's Office

UNOFFICIAL COPY

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN COOK COUNTY, ILLINOIS, TO WIT:

UNIT NO. 1-D & G-6 IN HIDDEN VALLEY CONDOMINIUMS, UNIT FOUR, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE.

PARCEL I:

THAT PART OF THE EAST 9.34 ACRES (EXCEPT THE SOUTH 305 FEET THEREOF) OF THE WEST 14.34 ACRES OF THE EAST 24.34 ACRES OF THE WEST 28.34 ACRES LYING SOUTH OF THE CALUMET FEEDER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 207.3 FEET NORTH AND 89.0 FEET WEST OF THE SOUTHEAST CORNER; THENCE WEST 71.4 FEET; THENCE NORTH 97.0 FEET; THENCE EAST 71.4 FEET; THENCE SOUTH 97.0 FEET TO THE POINT OF BEGINNING.

ALSO

PARCEL II:

THAT PART OF THE EAST 9.34 ACRES (EXCEPT THE SOUTH 305 FEET THEREOF) OF THE WEST 14.34 ACRES OF THE EAST 24.34 ACRES OF THE WEST 28.34 ACRES LYING SOUTH OF THE CALUMET FEEDER OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 182.99 FEET NORTH AND 12.89 FEET WEST OF THE SOUTHEAST CORNER; THENCE WEST 144.1 FEET; THENCE SOUTH 25.0 FEET; THENCE EAST 144.1 FEET; THENCE NORTH 25.0 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1986, AND KNOWN AS TRUST NUMBER 11512, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY NOVEMBER 2, 1987 AS DOCUMENT 87-590, 504, TOGETHER WITH ITS PERCENTAGE OF THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION (EXCEPTING THEREFROM ALL THE SPACE COMPRISING ALL THE OTHER UNITS AS SET FORTH IN SAID DECLARATION), ALL IN COOK COUNTY, ILLINOIS.

PARCEL III:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AND 11 AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 9, 1987 AS DOCUMENT NUMBER 87-550, 531 AND AS CREATED BY GRANT OF EASEMENT FROM STATE BANK OF COUNTRYSIDE AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 29, 1986 AND KNOWN AS TRUST NUMBER 198 RECORDED SEPTEMBER 4, 1987 NUMBER 87-488, 978 FOR INGRESS AND EGRESS, ALL THE COOK COUNTY, ILLINOIS.

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES FOR 1993 AND SUBSEQUENT YEARS; (B) SPECIAL ASSESSMENTS CONFIRMED AFTER JUNE 24, 2004; (C) BUILDING SET-BACK LINES AND USE OR OCCUPANCY RESTRICTIONS; (D) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD PROVIDED THEY ARE NOT VIOLATED NOR CONTAIN A PREVENTER OR THE RIGHT OF RE-ENTRY; (E) ZONING LAWS AND ORDINANCES; (F) EASEMENTS FOR PUBLIC UTILITIES PROVIDED THAT THEY DO NOT UNDERLIE EXISTING IMPROVEMENTS EXCEPT FENCES AND PORTABLE SHEDS; (G) DRAINAGE DITCHES, FEEDERS, LATERALS AND DRAIN TILE, PIPE OR OTHER CONDUIT; AND (H) PARTY WALLS, PART WALL RIGHTS AND AGREEMENTS, TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF TOGETHER WITH TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

TAX ID #: 23-14-400-092-1004 & 23-14-400-092-1018

For information only: Property Address: 11005 S. 84TH AVENUE UNIT 1D-G6, PALOS HILLS, IL 60465

(Page 4 of 4 Pages)