

UNOFFICIAL COPY

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



Doc#: 1317646155 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/25/2013 12:57 PM Pg: 1 of 4

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

418677 2/2

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4

Account Number: XXXXXXXXX6650XXX Reference Number:

SUBORDINATION AGREEMENT INDEX AS A MODIFICATION OF CONSUMER LOAN MORTGAGE

Effective Date: 05/20/2013

Borrower(s): Lisa Marchenko

Senior Lender: JP Morgan Chase Bank, N.A.

Subordinating Lender: TCF National Bank

Property Address: 1500 N Orleans St, Apt 3N, Chicago, IL 60610

PIN# 17-04-200-088-1003 and 17-04-200-088-1014

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THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by the Subordinating Lender in favor of the Senior Lender named above.

Lisa Marchenko
(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 CONSUMER LOAN MORTGAGE given by the Borrower, covering that real property, more particularly described as follows:

See Attached

which document is dated 25th day of September, 2009 filed of record on 13th day of October, 2009 with the County Recorder of Cook County, Illinois as Document No.0928613051, in the amount of \$18,213.50 (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 \$280,800.00 (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.

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.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

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The Subordinating Lender, through its authorized officer has set its hand and seal as of the Effective Date above unless otherwise indicated. If the New Loan or Amended Loan exceeds \$280,800.00 this Subordination Agreement is VOID.

SUBORDINATING LENDER:

TCF National Bank

By _____
(Signature)

05/20/2013
Date

Melissa Furey
(Printed Name)

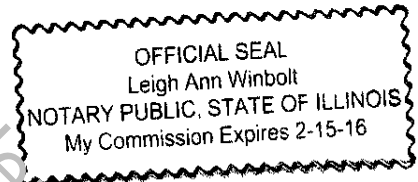
Vice President
(Title)

STATE OF ILLINOIS) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this 20th day of May, 2013 by Melissa Furey, Vice President of TCF National Bank, a national banking association, on behalf of the association.

Leigh Ann Winbolt
Notary Public

My Commission Expires: 2-15-16



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File No: 418677

EXHIBIT "A"

UNIT 3N AND P-2 IN THE CARRIAGE PLACE ON ORLEANS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:

LOTS 40, 41, AND 44 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120, 125, AND ALL OF LOTS 123, 124, 127, 134, INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 99437750, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99437750.

17-04-2011 - 088-1003

1500 N. Orleans St
Chicago IL 60610

ApC 3N

Issuing Agent:
Citywide Title Corporation
850 W. Jackson
Suite 320, Chicago, Illinois 60607
312-492-8934

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ALTA Plain Language Commitment (6-17-06) (IL)
Schedule A

AMERICAN
LAND TITLE
ASSOCIATION

