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Doc#: 1319008268 fee: \$54.00
Date: 07/09/2013 11:20 AM Pg: 1 of 4
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

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

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

1356-53031
2 of 2

{Space Above This Line for Recording Data}

Account Number: XXXXXXXXX604XXXX Reference Number:

SUBORDINATION AGREEMENT
INDEX AS A MODIFICATION OF COMMANDCREDIT PLUS MORTGAGE

Effective Date: 06/25/2013

Borrower(s): Thadford A Felton and Amy M Felton

Senior Lender: Wintrust Mortgage

Subordinating Lender: TCF National Bank

Property Address: 332 Linden Ave, Oak Park, IL 60302

PIN# 16-07-208-001-0000 and 16-07-208-002-0000

SUBORDINATION ONLY Mort

02-08-13

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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.

Thadford A Felton and Amy M Felton (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:

Lot 16 and the North 20 feet of Lot 15 in the Subdivision of Block 20 in James West Scovilles Subdivision of the West 1/2 of the Northeast 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which document is dated 10th day of April, 2012 filed of record on 16th day of April, 2012 with the County Recorder of Cook County, Illinois as Document No. 1210757467, in the amount of \$245,000.00 (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 \$384,250.00 (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. *Recorded as doc # 1318955622*

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.

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C. Signatures and Acknowledgements

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 \$384,250.00 this Subordination Agreement is VOID.

SUBORDINATING LENDER:

TCF National Bank

By _____
(Signature)

06/25/2013
Date

Melissa Furey
(Printed Name)

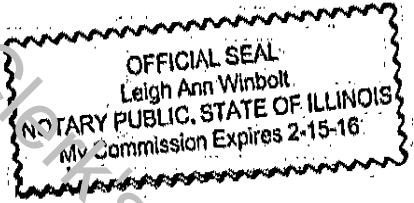
Vice President
(Title)

STATE OF ILLINOIS) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this 25th day of June, 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: 2-15-14



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A POLICY ISSUING AGENT OF
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 1306-53031

SCHEDULE A (continued)

LEGAL DESCRIPTION

LOT 16 AND THE NORTH 20 FEET OF LOT 15 IN THE SUBDIVISION OF BLOCK 20 IN JAMES WEST SCOVILLES SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-07-208-001-0000 & 16-07-208-002-0000

COMMONLY KNOWN AS: 352 Linden Avenue, Oak Park, IL 60302

Property of Cook County Clerk's Office