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## SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated July 23, 2007, in the amount of \$114,250.00 recorded on September 12, 2007 as document/book number 0725549100 in the County of COOK in the state of Illinois granted by WILLIAM C. MATTRAN AND JENNIFER S. MATTRAN herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

130402 TIL RT 12P  
PERMANENT INDEX NUMBER: 01-24-100-~~058~~<sup>063</sup>-1024

[Legal Description continued on page 3]

GUARANTEED RATE, INC., ISAOA ATIMA, herein known as "Lender", has granted or will grant to Borrower an extension of credit or other financial accommodation to be secured by a lien ("Lien") on the aforementioned Property.

In consideration of Lender's granting to Borrower an extension of credit or other financial accommodation and in consideration of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby subordinate its interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$452,000.00, provided that the Lien is secured by a properly recorded Mortgage or Deed of Trust granted by Borrower to Lender on the above described Property and except with respect to Protective Advances described below. The Subordinating Party expressly reserves all right, title and interest in the Property granted by the Security Instrument as to any person other than Lender or Lender's assignees.

\*RECORDED AS DOC# 1319008497

This instrument was drafted by: Angela Piper

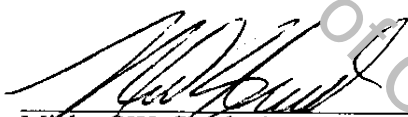
Return To: BMO Harris Bank N.A.  
3800 Golf Rd., Suite 300  
P.O. Box 5036  
Rolling Meadows, IL 60008

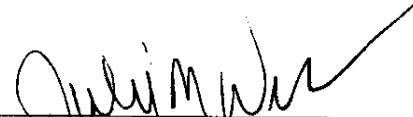
# UNOFFICIAL COPY

If the Subordinating Party makes advances of funds in performance of an obligation of the Borrower pursuant to the Subordinating Party's Security Instrument ("Protective Advances") and, if paid with the written consent of the Lender, such Protective Advances shall be secured by the Subordinating Party's Security Instrument and shall be given priority to and be superior to the aforementioned Lien granted to Lender.

Lender shall have prior rights as to Subordinating Party pursuant to the aforementioned properly recorded Lien as to proceeds arising as a result of the following: the exercise of eminent domain against all or any part of the Property, all rents, income, and profits, all amounts received for the taking of all or any part the Property by condemnation proceedings, all compensation received as damages for injury to all or any part of the Property, all proceeds from insurance on improvements to the Property, and all net proceeds from a foreclosure against the Property, including a deed given in lieu of foreclosure.

This agreement is binding on the successors and assigns of both the Subordinating Party and the Lender. This Subordination Agreement is executed this 20th day of May, 2013 on behalf of BMO Harris Bank N.A. by its officers:

  
\_\_\_\_\_  
Michael W. Sherlock (Seal)  
Title: Assistant Vice President

  
\_\_\_\_\_  
Julie M. Westbrook (Seal)  
Title: Assistant Vice President

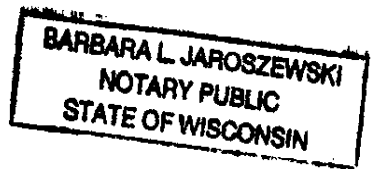
State of Wisconsin }  
County of Milwaukee } ss.

This instrument was acknowledged before me on 20th day of May, 2013, by Michael W. Sherlock and Julie M. Westbrook as officers of BMO Harris Bank N.A..

  
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\_\_\_\_\_  
Barbara L. Jaroszewski

Notary Public, State of Wisconsin

My Commission (Expires) (Is) 08.17.14



# UNOFFICIAL COPY

## EXHIBIT A

UNIT 9 IN THE ESTATES AT INVERNESS RIDGE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND LOT 1, IN THE ESTATES AT INVERNESS RIDGE-UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2001 AS DOCUMENT 00101292526, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2002, AS DOCUMENT 0021080525, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, COOK COUNTY, ILLINOIS

PIN: 01-24-100-063-1024

**Ravenswood Title Company LLC**  
319 W. Ontario Street  
Suite 2N-A  
Chicago, IL 60654

Property of Cook County Clerk's Office