

18652827

SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated January 22, 2009, in the amount of \$42,000.00 recorded on February 20, 2009 as document/book number 0950108767 as modified by an agreement to \$21,875.00 in the County of COOK, in the state of Illinois granted by SHANNON A BOUDREAU AKA SHANNON A DENMAN, MARRIED TO PETER BOUDREAU herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

LOT 63 IN FRANK SERAFINE SUBDIVISION, BEING A SUBDIVISION OF PART OF SOUTH HALF OF SOUTH EAST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

APN#: 03-34-415-011-0000

BANK OF AMERICA, N.A., 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 it's interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$183,100.00, 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. # 1319757132

WHEN RECORDED, RETURN TO:
F FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

This instrument was drafted by: Angela Piper
BOUDREAU
47215032 IL
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT

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 24th day of May, 2013 on behalf of BMO Harris Bank N.A. by its officers:

Christine M. Dennis (Seal)
Christine M. Dennis
Title: Assistant Vice President

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

State of Wisconsin }
County of Milwaukee } ss.

This instrument was acknowledged before me on 24th day of May, 2013, by Christine M. Dennis and Julie M. Westbrook as officers of BMO Harris Bank N.A..

JANET L. WENTLANDT
NOTARY PUBLIC
STATE OF WISCONSIN

Janet L. Wentlandt
JANET L. WENTLANDT
Notary Public, State of Wisconsin

My Commission (Expires) (Is) 2/8/15

