

UNOFFICIAL COPY

This instrument prepared by:

BAGLEY & MILLER
WITHOUT OPINION OR
REVIEW OF TITLE
P.O. Box 669
Pekin, IL 61555-0669

Mail to:

BAGLEY & MILLER
P.O. Box 669
Pekin, IL 61555-0669



Doc#: 1320012028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/19/2013 09:30 AM Pg: 1 of 3

FOR RECORDER'S USE ONLY

SUBORDINATION AGREEMENT

WHEREAS, the undersigned, HERGET BANK, NATIONAL ASSOCIATION, is the holder of a mortgage executed by EMMANUEL NONY, in the original principal amount of \$38,000.00 dated April 14, 2008, and recorded on May 5, 2008, as Document No. 0812648025 in the office of the Recorder of Deeds of Cook County, Illinois; and

WHEREAS, EMMANUEL A. NONY, TRUSTEE OF THE EMMANUEL A. NONY LIVING TRUST DATED JUNE 12, 2012, has also executed a note secured by a mortgage to PROSPECT MORTGAGE, in the original principal amount of \$327,000.00, dated _____, 2013, and recorded on _____, 2013 as Document No. 1320012027 in the office of the Recorder of Deeds of Cook County, Illinois, which mortgage conveys the same property described in the above mortgage as security and being legally described as follows:

P.I.N. 14-17-404-061-1022, 14-17-404-061-1049, AND 14-17-404-061-1068

UNIT 1005-3W AND PARKING SPACE UNIT LP-12 AND OP-25 IN BUENA VISTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2, 3 WHICH HAS BEEN CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TRACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET TO THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM

8942098 coc 2 2/2

S Y
P 3
S N
SC Y
INT RV

BOX 334 CTF

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-2-

RECORDED AS DOCUMENT 0010448652 AND AMENDED AS DOCUMENT NUMBER 0010935792, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

(Commonly known as 1005 W. Buena Ave., Unit 3W, Chicago, IL 60613)

NOW THEREFORE, the undersigned, HERGET BANK, NATIONAL ASSOCIATION, believing it is to its advantage that said loan be made, and in consideration of ONE (\$1.00) DOLLAR and other good and valuable considerations, said HERGET BANK, NATIONAL ASSOCIATION, by its duly authorized officer, for itself, its successors and assigns, does hereby agree that its rights under said above described mortgage in the original principal amount of \$38,000.00 dated April 14, 2008, and recorded on May 5, 2008, as Document No. 0812648025 in the office of the Recorder of Deeds of Cook County, Illinois, and all its rights in and to said property are subordinate to the rights of PROSPECT MORTGAGE, under its aforesaid mortgage in the original principal amount of \$327,000.00, dated _____, 2013, and recorded on _____, 2013 as Document No. _____ in the office of the Recorder of Deeds of Cook County, Illinois.

IN WITNESS WHEREOF, HERGET BANK, NATIONAL ASSOCIATION, has caused these presents to be executed and signed by its duly authorized officer and its corporate seal to be affixed hereto this 17th day of June, 2013.

HERGET BANK, NATIONAL ASSOCIATION

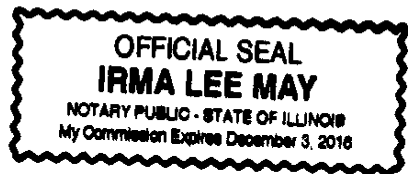
BY: _____

Its _____

STATE OF ILLINOIS)
) SS.
COUNTY OF TAZEWELL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Chao Muihs, personally known to me to be the Hon. EO Art MGR of HERGET BANK, NATIONAL ASSOCIATION, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Hon. EO Art MGR, he signed and delivered the said instrument in writing as Hon. EO Art MGR of said Association, and caused the seal of this Association to be affixed thereto, pursuant to authority given by the Board of Directors of said Association, as his free and voluntary act, and as the free and voluntary act of said Association for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of June, 2013.



Irma Lee May
NOTARY PUBLIC

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ORDER NO.: 1408 - 008942098
 ESCROW NO.: 1401 - 201324398

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STREET ADDRESS: 1005 W BUENA AVE 3W
 CITY: CHICAGO ZIP CODE: 60613 COUNTY: COOK
 TAX NUMBER: 14-17-404-061-1022

STREET ADDRESS: 1005 W BUENA AVE 3W
 CITY: CHICAGO ZIP CODE: 60613 COUNTY: COOK
 TAX NUMBER: 14-17-404-061-1049

STREET ADDRESS: 1005 W BUENA AVE 3W
 CITY: CHICAGO ZIP CODE: 60613 COUNTY: COOK
 TAX NUMBER: 14-17-404-061-1068

LEGAL DESCRIPTION:

UNIT 1005-3W AND PARKING SPACE UNIT LP-12 AND UP-25 IN BUENA VISTA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2, 3 WHICH HAS BEEN CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TRACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET TO THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652 AND AMENDED AS DOCUMENT NUMBER 0010935792, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS