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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 June 29, 2007, in the amount of \$74,500.00 recorded on July 19, 2007 as document/book number 0720008185 in the County of COOK, in the state of Illinois granted by TONI THORNTON herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

THE SOUTH 32.01 FEET OF THE NORTH 64.82 FEET OF LOT 12 IN BLOCK 6 IN PRESCOTT'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27 TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

[Legal Description continued on page 3]

WELLS FARGO BANK, NA, ISAOA, 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 \$178,681.00, 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.

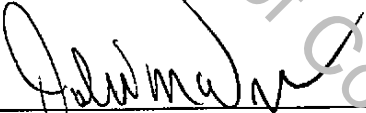
Prepared By  
Angela Piper  
BMO Harris Bank N.A.  
1200 Warrenville Road  
Naperville, IL 60563

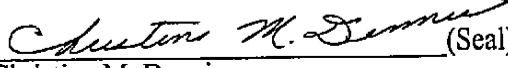
# UNOFFICIAL COPY

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 September, 2013 on behalf of BMO Harris Bank N.A. by its officers:

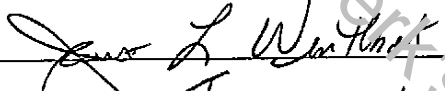
  
\_\_\_\_\_  
Julie M. Westbrook (Seal)  
Title: Assistant Vice President

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

State of Wisconsin }  
County of Milwaukee } ss.

This instrument was acknowledged before me on 20th day of September, 2013, by Julie M. Westbrook and Christine M. Dennis as officers of BMO Harris Bank N.A..

**JANET L. WENTLANDT  
NOTARY PUBLIC  
STATE OF WISCONSIN**

  
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JANET L. WENTLANDT  
Notary Public, State of Wisconsin

My Commission (Expires) (Is) 2/28/15

