

Recording Requested By/Return To:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

This Instrument Prepared by:

Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

Chicago Title/Oak Park

101354012 (313)
101354012 (313)
M

Parcel#: N/A

15-12-216-109111

[Space Above This Line for Recording Data]

Account #: XXX-XXX-XXX7442-1998

Reference Number: 506199872124362

**SUBORDINATION AGREEMENT FOR
MORTGAGE (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 9/11/2013

Owner(s): PETER R BULMER
MAUREEN A MCCAIN

Current Lien Amount: \$91,000.00.

Senior Lender: Wells Fargo Bank, N.A. recorded as doc # 1329608257 on 10/23/13

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 7310 HOLLY COURT, RIVER FOREST, IL 60305

UNOFFICIAL COPY

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

PETER R BULMER, AND MAUREEN A MCCANN, AS JOINT TENANTS (individually and collectively the "Owner") 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 Mortgage (With Future Advance Clause) (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Attached See Exhibit A

which document is dated the 27th day of May, 2005, which was filed in Document ID# 0516148010 at page N/A (or as No. N/A) of the Records of the Office of the Recorder of the County of COOK, State of Illinois. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to PETER R BULMER (individually and collectively "Borrower") by the 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 \$625,473.00 (the "New Loan or Amended Loan"), 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. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

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 by New Lender or the trustee(s) 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.

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.

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SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By

(Signature)

Jamie Ann Marchetti

9-11-13

Date

Jamie Ann Marchetti

(Printed Name)

Vice President Loan Documentation

(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)

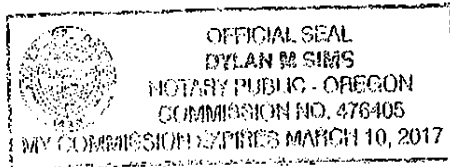
)ss.

COUNTY OF Multnomah)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 11th day of SEPTEMBER 2013, by Jamie Ann Marchetti, as Vice President Loan Documentation of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

[Signature]

(Notary Public)



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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1410 008931221 OAK
STREET ADDRESS: 7310 HOLLY COURT
CITY: RIVER FOREST **COUNTY:** COOK
TAX NUMBER: 15-12-216-009-0000

LEGAL DESCRIPTION:

THAT PART OF BLOCK 10 IN QUICKS SUBDIVISION OF THAT PART NORTH OF LAKE STREET OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: : BEGINNING AT A POINT ON THE NORTH LINE OF HOLLY COURT (FORMERLY MADISON AVENUE) 100 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 10, AND RUNNING THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID BLOCK 10, 165 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, 50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID BLOCK, 165 FEET AND THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK, 50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS