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1332210110

Recording Requested By/Return To:
Wells Fargo Bank, N.A.
P. O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

Doc#: 1332210110 **Fee:** \$46.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/18/2013 03:22 PM Pg: 1 of 5

This Instrument Prepared by:
Wells Fargo Bank, N.A.
MAC P6051-019
P. O. Box 4149
Portland, OR 97208-4149
1-800-945-3056

Parcel#: 32-18-220-004-0000

[Space Above This Line for Recording Data]

Account Number: XXX-XXX-XXX3263-0001 Reference Number 205423311949513

SUBORDINATION AGREEMENT FOR MORTGAGE (WITH FUTURE ADVANCE CLAUSE)

Effective Date: 11/4/2013

Owner(s): STEPHEN S LEWIS
YVONNE D LEWIS

Current Lien Amount: \$ 55,000.00

Senior Lender: Wells Fargo Bank, N.A.

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: 278 SHEA DR, FLOSSMOOR, IL 60422

SUBORDINATION ONLY/PC_IL (rev 08182011)

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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.

STEPHEN S LEWIS, AND YVONNE D LEWIS, HUSBAND AND WIFE

(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 description more particularly described in the attachment titled "Exhibit A"

which document is dated the 2nd day of November, 2005, which was filed in Document ID# 0533433150 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 STEPHEN S LEWIS and YVONNE D LEWIS (individually and collectively "Borrower") by the Subordinating Lender.

☐ N/A The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$N/A (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.

☒ X The Senior Lender has an existing loan in the original principal amount of \$205,810.00 (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Mortgage, executed by Borrower in favor of WELLS FARGO BANK, N.A. as beneficiary and recorded on 11/16/2011 in Document ID# 113204906 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 "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the Senior Lender's 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

☐ N/A 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.

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☒ Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's 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.

☒ This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing 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.

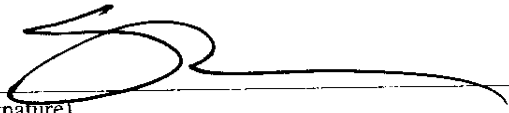
C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

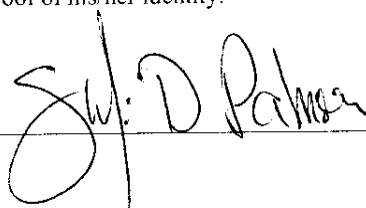
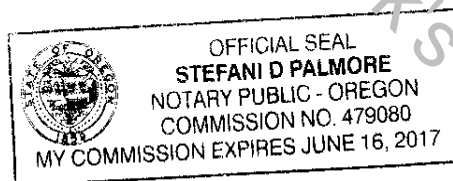
(ACKNOWLEDGEMENT PAGE FOLLOWS)

UNOFFICIAL COPY**SUBORDINATING LENDER:**

Wells Fargo Bank, N.A.

By 
(Signature)11/05/2013
DateShannon Johnson
(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 5th day of November, 2013, by Shannon Johnson, as Vice President Loan Documentation, of Wells Fargo Bank, N.A., 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.

 (Notary Public)

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PARCEL 1:

Lots 50, 51, 52 and 53 taken as a tract (except the West 104.85 feet thereof) in Roberts Cove Resubdivision No. 2, being a subdivision of Lot 33 in Roberts Cove Subdivision and Lot 32 in Roberts Cove Subdivision in the Northwest 1/4 of Section 18, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 17, 1989 as Document Number 89118411, in Cook County, Illinois.

PARCEL 2:

Easement for vehicular and pedestrian ingress and egress over Lot 65 of Roberts Cove Resubdivision No. 2 recorded March 17, 1989 as Document 89118412 and as set forth in Certificate of Addendum recorded April 26, 1989 as Document 89185471 and as contained in Declaration of Restrictive Covenants recorded October 3, 1988 as Document 88453661.

Property of Cook County Clerk's Office