

# UNOFFICIAL COPY

COOK COUNTY RECORDER OF DEEDS  
DOCUMENT NUMBER 2503716

293



Doc#: 1406442148 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2014 02:52 PM Pg: 1 of 4

Space above line for recording purposes.

### SUBORDINATION AGREEMENT

NOTICE: This subordination agreement results in your security interest in the property becoming subject to and of lower priority than the lien of some other or later security instrument

This Agreement is made this 15 day of JANUARY, 2014, by Citifinancial Services, Inc, whose address is 9528 S. Cicero Avenue, Oak Lawn, IL 60453, present owner and holder of the Deed of Trust and Note first hereinafter described and hereinafter referred to as "Junior Lender"; and Wells Fargo Bank, N.A., whose address is 215 N. Convent Street, Bourbonnais, IL 60914, and hereinafter referred to as "New Lender".

### RECITALS

Lien Holder is the Beneficiary/Mortgagee under a Deed of Trust/Mortgage, dated February 8, 2005, executed by Citifinancial Services Inc.. (the "Debtor") which was recorded in the County of Cook, State of Illinois, as document number 0504548106 on February 14, 2005, (the "Subordinated Instrument") covering real property located in 18600 Village Drive, #308, Hazel Crest, Illinois 60429, in the above-named County of Cook, State of Illinois as more particularly described in the Subordinated Instrument (the "Property").

PLEASE SEE ATTACHED EXHIBIT "A" (Legal Description)

Lender will make a loan to the Debtor secured by a Deed of Trust/Mortgage on the Property which will be recorded (the "Lender Instrument"). The Lender Instrument will secure a Promissory Note/line of credit agreement in the amount of \$89,900.00.

Lien Holder has agreed to execute and deliver this Subordination Agreement.

AS RECORDED CONCURRENTLY HEREWITH

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AS RECORDED CONCURRENTLY HEREWITH

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NO. 6742 P. 3

ACCORDINGLY, in consideration of the property and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lien Holder hereby agrees with Lender as follows:

1. Regardless of any priority otherwise available to Lien Holder, the lien of the Subordinated Instrument is, shall be and shall remain fully subordinate for all purposes to the lien of the Lender Instrument, to the full extent of the sum secured by the Lender Instrument, including not only principal and interest on the principal indebtedness secured thereby but all other sums secured by the Lender Instrument, excluding non-obligatory future advances.
2. Lien Holder warrants to Lender that Lien Holder presently owns the Subordinated Instrument and indebtedness secured thereby, free and clear of all liens, security interests and encumbrances.
3. This Agreement is made under the laws of the State of Illinois. It cannot be waived or changed, except by a writing signed by the parties to be bound thereby. This Agreement is made between Lender and Lien Holder. It shall be binding upon Lien Holder and the successors and assigns of Lien Holder, and shall inure to the benefit of, and shall be enforceable by, Lender and its successors and assigns. Neither the Debtor nor any other person (except Lender, its successors and assigns), shall be entitled to rely on, have the benefit of or enforce this Agreement.

IN WITNESS WHEREOF, this Subordination Agreement is executed on the day and year first above stated.

Citifinancial Services, Inc.

SUBORDINATING PARTY

By:  RAY BOYUM

Title: Operations Manager

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SUBORDINATING PARTY ACKNOWLEDGEMENT

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF KANE )

On this, the 15 day of JANUARY, 2014, before me, a Notary Public, the undersigned Officer, personally appeared Ray Boyan, who acknowledged Himself/herself to be Ray Boyan of Citifinancial Services, Inc. that (s)he, As such officer, being authorized to do so, executed the foregoing instrument for the purposes Therein contained by signing on behalf of said bank as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

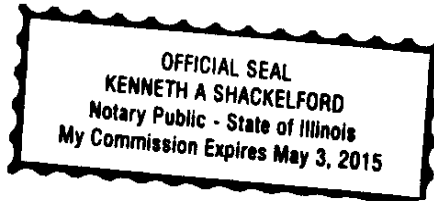
Kenneth A. Shackelford My Commission Expires:  
Notary Public

When recorded mail to:

This document was prepared by:

This instrument was prepared by:  
Wells Fargo Bank, N.A.  
4817-19 W. 95<sup>th</sup> Street  
Oak Lawn, IL 60453

Wells Fargo Bank, N.A.  
Barbara Sparoni  
4817-19 W. 95<sup>th</sup> Street  
Oak Lawn, IL 60453



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## Exhibit A

UNIT 308 AND PS-308 AS DELINEATED ON SURVEY OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE EASTERLYMOST CORNER OF LOT 6 IN VILLAGE WEST CLUSTER 2, AS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 16, 1973 AS DOCUMENT NO. 2675667 AND AS CORRECTED BY THE SURVEYORS AFFIDAVIT REGISTERED ON SEPTEMBER 5, 1973 AS DOCUMENT NO. 2714941, SAID CORNER BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF VILLAGE DRIVE AS DEDICATED NOVEMBER 21, 1972 PER DOCUMENT NO. 2661525; THENCE SOUTHERLY ALONG A CURVE CONVEX TO THE EAST HAVING A RADIUS OF 550 FEET FOR AN ARC DISTANCE OF 285.14 FEET, SAID CURVE BEING ALONG THE WESTERLY RIGHT-OF-WAY OF SAID VILLAGE DRIVE AND HAVING A CHORD OF 281.96 FEET, WHICH BEARS SOUTH 02°00.10" EAST; THENCE SOUTH 12°50'58" WEST 100 FEET CONTINUING ALONG SAID VILLAGE DRIVE WESTERLY RIGHT-OF-WAY TO A POINT OF CURVE, THENCE SOUTHERLY ALONG A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 650 FEET FOR AN ARC DISTANCE OF 221.55 FEET; THENCE SOUTH 06°40'48" EAST 60.17 FEET, ALL ALONG SAID VILLAGE DRIVE WESTERLY RIGHT-OF-WAY, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 06°40'48" EAST 117.23 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID VILLAGE DRIVE; THENCE SOUTH 89°33'17" WEST 129.24 FEET; THENCE NORTH 19°57.55" EAST 29.55 FEET THENCE NORTH 70°02'05" WEST 373.81 FEET; THENCE NORTH 19°57.55" EAST 126.21 FEET; THENCE NORTH 64°57'56" EAST 81.72 FEET; THENCE SOUTH 70°02'95" EAST, 264.05 FEET; THENCE SOUTH 19°57.55" WEST 123.07 FEET; THENCE NORTH 83°42'02" EAST 134.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6728 ACRES, MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EXECUTED BY BEVERLY TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1990 AND KNOWN AS TRUST #74-2074, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 92616735 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:  
18600 South Village Drive , Unit 308  
Hazel Crest, IL 60429