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Doc#: 1507135032 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/12/2015 09:56 AM Pg: 1 of 4

This instrument was prepared by:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

After recording return to:
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 6895800120XXXX



Real Estate Subordination Agreement

This Real Estate Subordination Agreement ("Agreement") is executed as of 02/25/2015, by Bank of America, N.A. ("Subordinator") having an address of: 4161 Piedmont Parkway Greensboro, NC 27410 in favor of MERS AS NOMINEE FOR LOANDEPOT.COM, LLC DBA MORTGAGE MASTER NATIONAL ("Junior Lien Holder"), having an address for notice purposes of:

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 10/12/2012, executed by SEAN W. GALLAGHER AND SUSAN F. GALLAGHER, with a property address of 1137 GREENWOOD AVE, WILMETTE, IL 60091

which was recorded on 5/8/2013, in Volume/Book N/A, Page N/A, and Document Number 1312857817, and if applicable, modified on , in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of COOK County, IL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to SEAN W. GALLAGHER AND SUSAN F. GALLAGHER

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IN 10

(for use in AR, AZ, CO, IA, IL, KS, MD, MN, MO, NC, NM, NV, OK, TX, and VA)

BOX 333-CT

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(jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of MERS AS NOMINEE FOR LOANDEPOT.COM, LLC DBA MORTGAGE MASTER NATIONAL in the maximum principal face amount of \$ 1,451,000. (the "Principal Amount") **[For North Carolina only – bearing interest and payable as therein provided at the maximum rate of 3.2500% for a period not to exceed 360.00 months]**, including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

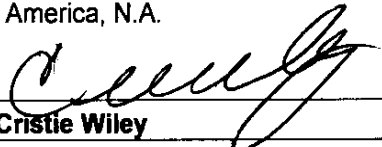
Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation, any interest or late charges which may accrue thereon, and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Junior Lien Holder's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

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Bank of America, N.A.

By: 
Cristie Wiley
Its: Assistant Vice President

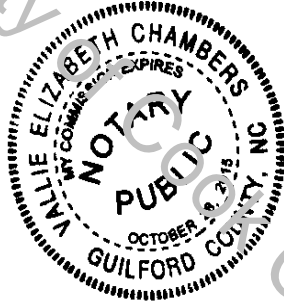
02/25/2015
Date

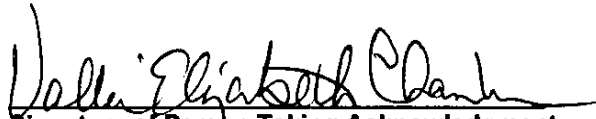


Individual Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Twenty-Fifth day of February, 2015, before me, Vallie Elizabeth Chambers, the undersigned Notary Public, personally appeared Cristie Wiley, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.



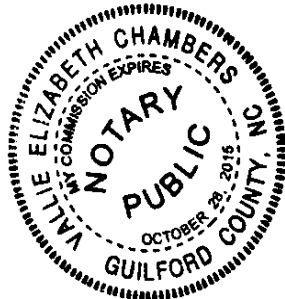

Signature of Person Taking Acknowledgment
Commission Expiration Date: 10/28/2015

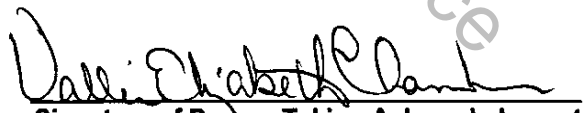
This is to certify that this instrument was prepared by a Bank of America associate.

Corporate Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Twenty-Fifth day of February, 2015, before me, Vallie Elizabeth Chambers, the undersigned Notary Public, personally appeared Cristie Wiley, the Assistant Vice President of Bank of America, N.A and that (s)he, as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Assistant Vice President. In witness whereof I hereunto set my hand and official seal.




Signature of Person Taking Acknowledgment
Commission Expiration Date: 10/28/2015

(for use in AR, AZ, CO, IA, IL, KS, MD, MN, MO, NC, NM, NV, OK, TX, and VA)

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008849553 SK
STREET ADDRESS: 1137 GREENWOOD AVENUE
CITY: WILMETTE COUNTY: COOK
TAX NUMBER: 05-27-311-001-0000

LEGAL DESCRIPTION:

THE WEST 150 FEET OF THE NORTH 1/2 (EXCEPT THE SOUTHERLY 10 FEET THEREOF TAKEN FOR ALLEY) OF BLOCK 20 IN GAGE'S ADDITION TO THE VILLAGE OF WILMETTE, BEING A SUBDIVISION OF FRACTIONAL SOUTHWEST 1/4 AND FRACTIONAL NORTHEAST 1/4 OF FRACTIONAL SECTION 27, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE NORTH 5 CHAINS OF FRACTIONAL SOUTHEAST 1/4 AND THE EAST 40 FEET OF FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 27 AND ALL THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, LYING EAST OF CHICAGO AND MILWAUKEE RAILROAD, IN COOK COUNTY, ILLINOIS.