

**MORTGAGE SUBORDINATION AGREEMENT**

**UNOFFICIAL COPY**

Doc#: 1507646285 fee: \$50.00  
Date: 03/17/2015 12:50 PM Pg: 1 of 2  
Cook County Recorder of Deeds  
\*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

*Aff 1502676*  
By Corporation or Partnership  
*d/2*

**Account Number: 1372**

**Date:** February 26, 2015

**Legal Description:**

Land referred to in this report is described as all that certain property situated in the Park Ridge, in the County of Cook, and State of Illinois, and being described in a Deed dated 10/28/2005, and recorded 11/23/2005 among the land records of the County and State as set forth above and referenced as follows: as Instrument No. Q532702148.

Being further described as:

Lot 23 in Block 23 in the Hulbert Devonshire Terrace, being a Subdivision in the Southeast Quarter of Section 34, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**P.I.N. # 09344170060000**

**Property Address:** 1105 South Home Avenue Park Ridge, IL 60068

This Agreement is made February 26, 2015, by and between CITIZENS BANK, N.A., FORMERLY KNOWN AS RBS CITIZENS, N.A. SUCCESSOR BY MERGER TO CHARTER ONE BANK, N.A. BY U.S. BANK NATIONAL ASSOCIATION ITS ATTORNEY IN FACT UNDER LIMITED POWER OF ATTORNEY DATED JUNE 20, 2014 AND RECORDED IN COOK COUNTY, IL ON JUNE 9, 2014 AS DOCUMENT 141015043 ("Bank") and STEARNS LENDING LLC ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated May 10, 2014, granted by David F Crow Jr and Elissa Crow, husband and wife ("Borrower"), and recorded in the office of the Register of Deeds, Cook County, Illinois, on May 27, 2014, as Book Page Document No. 1414754048, encumbering the real property described therein collectively, the "Property". Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated March 6, 2015, granted by the Borrower, and recorded in the same office on March 16, 2015, as Document 1507550025, encumbering the property. To induce Refinancer to make a loan to the Borrower secured by the Senior Mortgage, Bank has agreed to execute and deliver this Subordination Agreement.

# UNOFFICIAL COPY

ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Mortgage on the Property is and shall be and shall remain fully subordinate for all purposes to the lien of the Senior Mortgage on the Property, to the full extent of all sums from time to time secured by the Senior Mortgage; provided, however, that the total indebtedness secured by the Senior Mortgage does not exceed \$382,000.00, exclusive of interest thereon, amounts advanced to protect the lien and priority of the Senior Mortgage, and costs of collection, and provided further, that this agreement shall not be effective until each other mortgage or other lien recorded against the property (other than the Senior Mortgage) and each judgment that is a lien against the Property shall be subordinated of record of the lien of the Senior Mortgage.

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

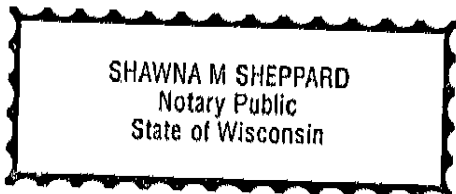
Property of Cook County Clerk's Office

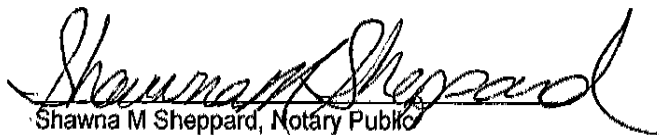
CITIZENS BANK, N.A., FORMERLY KNOWN AS RBS CITIZENS, N.A. SUCCESSOR BY MERGER TO CHARTER ONE BANK, N.A. BY U.S. BANK NATIONAL ASSOCIATION ITS ATTORNEY IN FACT UNDER LIMITED POWER OF ATTORNEY DATED JUNE 20, 2014 AND RECORDED IN COOK COUNTY, IL ON JUNE 9, 2014 AS DOCUMENT 1419015043

  
By: Joseph Berenz, Assistant Vice President

STATE OF Wisconsin  
COUNTY OF Winnebago

The foregoing instrument was acknowledged before me February 26, 2015, by Joseph Berenz, Assistant Vice President, of CITIZENS BANK, N.A., FORMERLY KNOWN AS RBS CITIZENS, N.A. SUCCESSOR BY MERGER TO CHARTER ONE BANK, N.A. BY U.S. BANK NATIONAL ASSOCIATION ITS ATTORNEY IN FACT UNDER LIMITED POWER OF ATTORNEY DATED JUNE 20, 2014 AND RECORDED IN COOK COUNTY, IL ON JUNE 9, 2014 AS DOCUMENT 1419015043, a national banking association, on behalf of the association.



  
Shawna M Sheppard, Notary Public  
My Commission Expires: 08/23/2015

Prepared by: Hollie M. Brown