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Doc#: 1509250072 Fee: \$44.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2015 01:35 PM Pg: 1 of 4

Property of Cook County Clerk's Office

54³⁰ JCFZ
TT14-20176

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Cook

Account Number: XXXXXXXXX7920XXX

Reference Number:

SUBORDINATION AGREEMENT INDEX AS A MODIFICATION OF COMMANDCREDIT PLUS MORTGAGE

Effective Date: 01/26/2015

Borrower(s): ANDREW BRAMLAGE and COLLEEN BRAMLAGE

Senior Lender: MILLENIUM BANK

Subordinating Lender: TCF National Bank

Property Address: 511 EARL DR, NORTHFIELD IL 60093

PIN #: 04242180040000

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

ANDREW BRAMLAGE and COLLEEN BRAMLAGE (individually and collectively the "Borrower") 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 COMMANDCREDIT PLUS MORTGAGE given by the Borrower, covering that real property, more particularly described as follows:

SEE ATTACH

which document is dated January 10, 2014, filed of record on February 03, 2014, as Document Number 1403456066, with the County Recorder, Cook County, Illinois in the amount of \$80,000.00; (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to Borrower by 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 \$412,000.00 (the "New Loan or Amended Loan") to the Borrower, 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 under the New Security Instrument or related documents shall affect this Agreement.

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ALTA Plain Language Commitment (8-17-05)

FIRST AMERICAN TITLE INSURANCE COMPANY

SCHEDULE A

Order Number: TT14-20176 Commitment Number:

EXHIBIT A

LOT 29 IN ROY M. SCHCENBROD'S EDENS ACRES, BEING A SUBDIVISION OF PART OF THE NORTH EAST ¼ OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 4 OF SEUL'S SUBDIVISION OF THAT PART OF THE NORTH ½ OF THE SOUTH EAST ¼ OF THE NORTH EAST ¼ OF SECTION 24, TOWNSHIP 42, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF RIGHT OF WAY OF CHICAGO AND NORTH-WESTERN RAILROAD EXCEPT THEREFROM THE NORTH 266 FEET OF THAT PART LYING EASTERLY OF CENTER LINE OF HAPP OR WILLOW ROAD IN COOK COUNTY, ILLINOIS.

PIN # 04-24-18-04-000

COMMONLY KNOWN AS 11 EARL DRIVE, NORTHFIELD, IL 60093

Schedule A consists of 2 page(s)

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