

UNOFFICIAL COPY

Doc#: 1512457136 fee: \$52.00
Date: 05/04/2015 10:04 AM Pg: 1 of 3
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

MORTGAGE SUBORDINATION AGREEMENT

By Corporation or Partnership

Account Number: 9435

Date: February 12, 2015

14558872/3
Legal Description: See Attached Legal Description

P.I.N. #08 32 326 034 0000

Property Address: 1249 Biscayne Dr., Elk Grove Vlg, IL 60007

This Agreement is made February 12, 2015, by and between U.S. Bank National Association as successor by merger with U.S. Bank National Association ND ("Bank") and U.S. BANK N.A. ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated August 5, 2003, granted by James McCarthy and Mary Ann McCarthy, Trustees of or their successors in trust under The James McCarthy and Mary Ann McCarthy Living Trust Dated October 11, 1991 ("Borrower"), and recorded in the office of the County Recorder, Cook County, Illinois, on November 4, 2003, as Book _____ Page _____ Document No. 0330841055, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated APRIL 7, 2015, granted by the Borrower, and recorded in the same office on APRIL 29, 2015, as 1511949053, 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.

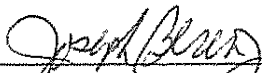
ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Mortgage on the Property is and shall be and shall remain fully subordinate for all 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 \$127,328.00, 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.

This instrument was drafted by and when recorded return to: U.S. Bank N.A., Subordination Dept, 1850 Osborn Ave, Oshkosh, WI 54902

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

U.S. Bank National Association
as successor by merger with U.S. Bank National Association ND

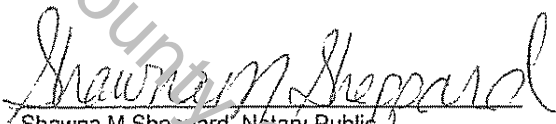


By: Joseph Berenz, Assistant Vice President

Property of Cook County Clerk's Office

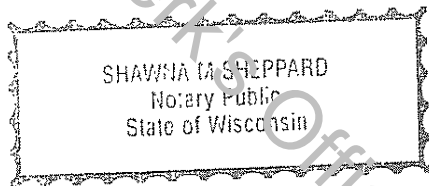
STATE OF Wisconsin)
COUNTY OF Winnebago)

The foregoing instrument was acknowledged before me February 12, 2015, by Joseph Berenz, Assistant Vice President, of U.S. Bank National Association as successor by merger with U.S. Bank National Association ND, a national banking association, on behalf of the association.



Shawna M Sheppard, Notary Public
My Commission Expires: 03/23/2015

Prepared by: Ashley Parker



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EXHIBIT A LEGAL DESCRIPTION

LOT 88 IN CIRCLE BAY SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 99255421, OF THE COOK COUNTY, ILLINOIS RECORDS.

Property of Cook County Clerk's Office