

# UNOFFICIAL COPY

Doc#: 1516855057 fee: \$50.00  
Date: 06/17/2015 09:07 AM Pg: 1 of 2  
Cook County Recorder of Deeds  
\*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

Drafted By: Kevin T. Kavanaugh, Esq.  
3331 W. Big Beaver, Ste. 109  
Troy, MI 48084  
Licensed in IL, Bar ID No. 6280331

Return To: ServiceLink  
400 Corporation Drive  
Aliquippa, PA 15001

Order No.: 19378996

ILLINOIS )  
)ss. SUBORDINATION AGREEMENT  
COOK COUNTY )

This Subordination Agreement is made and entered into this 20 day of July, 2015 by and between **Brendan Financial, Inc., An Illinois Corporation**, with an address of 30 East Avenue, Suite A, Riverside, Illinois 60545, (hereinafter referred to as "Lender"), **Citibank, N.A.**, and **Gilberto Montes and Rocio Montes** (hereinafter referred to as "Borrower").

WITNESSETH:

WHEREAS, Lender heretofore loaned money to Borrower, and took from said Borrower a note secured by a Mortgage upon certain real estate located at **5804 S Kenneth Avenue, Chicago, IL 60629**, in the amount of \$59,752.00, dated June 29, 2011 and recorded July 8, 2011, as Instrument Number 1118948006, between Borrower and Lender, by the Cook County Recorder of Deeds;

WHEREAS, Borrowers desire to borrow money from **Citibank, N.A.**, and will secure said indebtedness to **Citibank, N.A.**, by means of a Mortgage in an amount not to exceed \$111,435.00; and

WHEREAS, **Citibank, N.A.**, as a condition of its loan, insists that the existing Mortgage in favor of Lender, in the amount of \$59,752.00, dated June 29, 2011 and recorded July 8, 2011, as Instrument Number 1118948006, by the Cook County Recorder of Deeds, be subordinated to the lien of said Mortgage in favor of **Citibank, N.A.**; and

WHEREAS, Lender has agreed to such subordination.

NOW, THEREFORE, Lender, in consideration of the sum of One Dollar & No Cents (\$1.00) to it in hand does hereby contract and agrees with Borrowers that the Mortgage for the benefit of **Citibank, N.A.**, in an amount not to exceed \$111,435.00 shall be a lien upon the land described therein superior to the Mortgage now held by Lender in the amount of \$59,752.00, dated June 29, 2011 and recorded July 8, 2011, as Instrument Number 1118948006, by the Cook County Recorder of Deeds, and to carry out said purpose, the Lender does hereby release, remise and quitclaim its title to and lien upon said real estate to the extent, but only to the extent that the Mortgage now held by Lender shall be subordinate to the Mortgage issued for the benefit of **Citibank, N.A.**; and

It is expressly understood and agreed that except for such subordination the Mortgage now held by Lender, in the amount of \$59,752.00, dated June 29, 2011 and recorded July 8, 2011, as Instrument Number 1118948006, by the Cook County Recorder of Deeds, shall remain in full force and effect. The real estate herein above referenced being more particularly described as:

# UNOFFICIAL COPY

The following described property:

Lot 2 and the South 3 67/100 feet of Lot 1 in Block 15 in W.F. Kaiser and company's Ardale Park Subdivision, being a subdivision of the East 1/2 of the Northwest 1/4(Except the West 33 feet) of section 15, township 38 North, range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Assessor's Parcel No: 19-15-127-017-0000

IN TESTIMONY WHEREOF, said Lender has caused this instrument to be executed, as of the day and year first above written.

**BRENDAN FINANCIAL, INC.**

[Signature]  
By: Luz Sanchez  
Its: Agent

State of Illinois            )  
Cook County            )

I, the undersigned Notary Public of the County and State aforesaid, certify that Luz Sanchez personally came before me this day and acknowledged that he/she is the Agent of **Brendan Financial, Inc.** and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 20<sup>th</sup> day of May, 2017.

My Commission Expires: 6-6-17  
[Signature]  
Notary Public

