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Doc#: 1519808351 fee: \$54.00
Date: 07/17/2015 11:39 AM Pg: 1 of 4
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

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Account Number: XXXXXXXXXX7260/XXX

Reference Number:

SUBORDINATION AGREEMENT

Effective Date: 06/15/2015

Borrower(s): VICTORIA J. RUSSELL and ALEXIS RUSSELL

Senior Lender: HOMEWARD RESIDENTIAL INC. ISAOA

Subordinating Lender: TCF National Bank

Property Address: 17140 OLEANDER AVE, TINLEY PARK IL 60477

PIN #: 27-25-400-019-0000

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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.

VICTORIA J. RUSSELL and ALEXIS RUSSELL (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 Attached

which document is dated June 25th, 2009, filed of record on July 01st, 2009, as Document Number 0918246018, with the County Recorder, Cook County, Illinois in the amount of \$45,000.00; (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 \$247,000.00 (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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Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer has set its hand and seal as of the Effective Date above unless otherwise indicated. If the New Loan or Amended Loan exceeds \$247,000.00 the Subordination Agreement is VOID.

SUBORDINATING LENDER:

TCF National Bank

By [Signature] 06/15/2015
(Signature) Date

Gary Kujawa
(Printed Name)

Vice President
(Title)

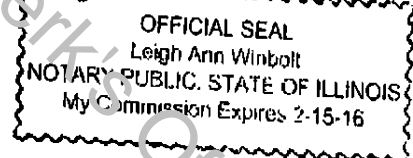
STATE OF ILLINOIS)

SS

COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this 15th day of June, 2015 by Gary Kujawa, Vice President of TCF National Bank, a national banking association, on behalf of the association.

[Signature]
Notary Public



My Commission Expires: 2-15-16

This instrument was drafted by:

TCF National Bank
Sheila Bellinger
101 East 5th Street Suite 101
St Paul, MN 55101

Recording Requested By/Return to:

TCF National Bank
Attn: Modification Group
101 E 5th Street Suite 101
St Paul, MN 55101

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Title to the said estate or interest in said land is at the Effective Date vested in:

ALEXIS RUSSELL AND VICTORIA J. RUSSELL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

The land referred to in this Commitment is described as follows:

LOT 4 IN BLOCK 6 IN ARTHUR T. MC INTOSH AND COMPANY'S SOUTHLAND'S UNIT NUMBER 2,
SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-25-400-019-0000

Property of Cook County Clerk's Office