

UNOFFICIAL COPY

Doc#: 1520349016 fee: \$52.00
Date: 07/22/2015 10:33 AM Pg: 1 of 3
Cook County Recorder of Deeds
*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

MORTGAGE SUBORDINATION AGREEMENT

#19261188

By Corporation or Partnership

Account Number: 6919

Date: March 6, 2015

Legal Description: See attached Exhibit A

P.I.N. #04-35-307-050-0000

Property Address: 1741 Dewes Street, Glenview, IL 60025

This Agreement is made March 6, 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 NATIONAL ASSOCIATION ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated December 29, 2010, granted by Michael Venditti and Rise Venditti, husband and wife ("Borrower"), and recorded in the office of the Register of Deeds, Cook County, Illinois, on January 7, 2011, as Book Page Document No. 110J710045, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated July 10, 2015, granted by the Borrower, and recorded in the same office on _____, 20____, as _____, 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.

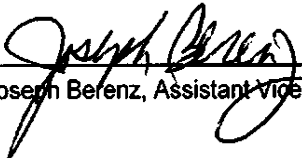
** Record concurrently herewith*

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 \$337,747.00, 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.

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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

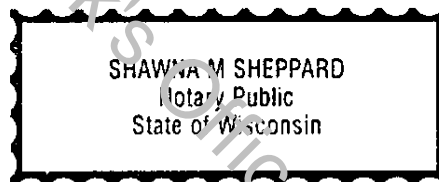

By: Joseph Berenz, Assistant Vice President

STATE OF Wisconsin)
COUNTY OF Winnebago)

The foregoing instrument was acknowledged before me March 6, 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: 08/23/2015

Prepared by: Hollie M. Brown



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Exhibit A

Parcel 1: That part of Lots 29 through 31 and the west 10.00 feet of Lot 32 in Block 2 in Dewes Addition to Oak Glen (except the 4.5 acres in the Northeast corner of the Northwest 1/4 of Section 35, Township 42 North, Range 12, East of the Third Principal Meridian) being a subdivision of that part of the North 1/2 of the Southwest 1/4 and the Southeast 1/4 of said Section 35 lying between the Chicago, Milwaukee and St. Paul Railroad and Public Highway running from Oak Glen to Niles known as the Waukegan road, in Cook County, Illinois, being described as follows: Commencing at the Northwest corner of said Lot 29, thence South 89 degrees 38 Minutes 04 Seconds East along the North line thereof a distance of 27.03 feet; thence South 00 degrees 21 Minutes 55 Seconds West, a distance of 1756.38 feet for the point of beginning; thence South 89 degrees 38 Minutes 05 Seconds East, a distance of 40.06 feet; thence South 00 degrees 21 Minutes 55 Seconds West, a distance of 8.91 feet; thence South 89 degrees 38 Minutes 05 Seconds East, a distance of 1.00 feet; Thence South 00 degrees 21 Minutes 55 Seconds West, a distance of 14.35 feet; thence North 89 degrees 38 Minutes 05 Seconds West, a distance of 41.06 feet; thence North 00 degrees 21 Minutes 55 Seconds East, a distance of 23.26 feet to the point of beginning, in Cook County, Illinois.

Parcel 2: Non exclusive easements for the benefit of Parcel I for ingress, egress, use and enjoyment over and upon the common property as defined, described and declared in Declaration of Covenants, Conditions, Restrictions and Easements for Brookwood Courte recorded April 22, 1998 as Document Number 98323186.