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Doc#: 1521055025 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 09:45 AM Pg: 1 of 4

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19507735

This Instrument Prepared by:

Wells Fargo Bank
MAC P6101-170
P.O. Box 4149
Portland, OR 97208-4149
1-800-945-3056
Barbara A. Edwards

Parcel#: 16-08-300-001-0000;002;003;004;010

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Reference: 23473280035511 - 20051093640813

SUBORDINATION AGREEMENT FOR MORTGAGE (WITH FUTURE ADVANCE CLAUSE)

Effective Date: 5/4/2015

Current Lien Amount: \$57,580.00

Senior Lender: Wells Fargo Bank, N. A.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 106 S. RIDGELAND AVE., UNIT 209, OAK PARK, IL 60302

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

The Subordinating Lender has an interest in the Property by virtue of a Mortgage (With Future Advance Clause) (the "Existing Security Instrument") given by KHALED A. TAHA, A SINGLE MAN, covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 19th day of May, 2005, which filed in Document ID# 0514341021 at page N/A (or as No. N/A) of the Records of the Office of the Recorder of the County of COOK, State of Illinois.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$193,064.13 (the "New Loan or Amended Loan"), 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. ~~To be recorded concurrently with this Agreement.~~ If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID. K.L

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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.

N/A The Senior Lender has an existing loan in the original principal amount of N/A (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Mortgage, executed by Borrower in favor of Wells Fargo Bank, N. A., as beneficiary and recorded on N/A in N/A N/A at page N/A (or as No. N/A) of the Records of the Office of the Recorder of the County of N/A, State of Illinois (the "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

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

X 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.

N/A Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's 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 –

X This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

N/A This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

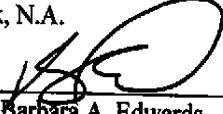
C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

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SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

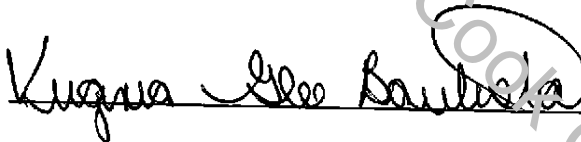
By 
(Signature) Barbara A. Edwards
(Title) Vice President Loan Documentation

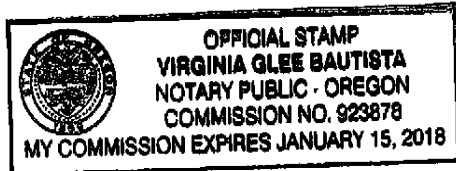
MAY 04 2015
Date

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
)ss.
COUNTY OF Multnomah)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 4 day of May, 2015, by Barbara A. Edwards, as Vice President Loan Documentation of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

 (Notary Public)



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Order No.: 19567735
Loan No.: 0387127848

Exhibit A

The following described property:

Unit(s) 209 Plus P-19 in the Ridgeland Condominium, as delineated on a survey of the following described property:

Parcel 1:

Lot 5 in Block 45 in the Village of Ridgeland and also that strip of parcel of ground in said Block 45 described as follows:

Commencing at the Southeast corner of said Lot 5; thence running South on a line with the East line of said Lot 5 projected to the North line of said Lot 8 in said Block 45; thence West along the North line of said Lot 8, 51.88 feet; thence to the Southwest corner of said Lot 5; thence East along the South line of said Lot 5, 51.88 feet to the point of beginning in Village of Ridgeland aforesaid, said Village of Ridgeland being a subdivision of the East 1/2 of the East 1/2 of Section 7, and the Northwest 1/4 and the West 1/2 of the West 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lots 4, 6 and 7 in Block 45 in the Village of Ridgeland, being a subdivision of the East 1/4 of Section 7 and the Northwest 1/4 and the West 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

All of the East and West 15 foot vacated alley lying South of and adjoining Lots 6 and 7 in Block 45 in the Village of Ridgeland, being a subdivision of the East 1/4 of Section 7 and the Northwest 1/4 and the West 1/4 of the Southwest 1/4 of Section 8, Township 39 North, Range 13, East of The Third Principal Meridian, in Cook County, Illinois.

Which survey is attached to the Declaration of Condominium recorded as Document 0433519050, as amended from time to time, together with an undivided percentage interest in the common elements.

P. I. N. 16-08-300-001-0000, 16-08-300-002-0000, 16-08-300-003-0000, 16-08-300-004-0000, 16-08-300-010-0000

Assessor's Parcel No: 16-08-300-030-1105 and 16-08-300-030-1051