

# UNOFFICIAL COPY

## MORTGAGE SUBORDINATION AGREEMENT

Doc# 1529349122 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2015 09:17 AM Pg: 1 of 3

By Corporation or Partnership

Account Number: 8672

Date: September 15, 2015

Legal Description: See Attached Description

P.I.N. #17-31-108-040-0000

Property Address: 3253 SOUTH HAMILTON AVE, CHICAGO, IL 60608

This Agreement is made September 15, 2015, by and between U.S. Bank National Association fka RBS Citizens, N.A. ("Bank") and RBS CITIZENS, N.A. ("Refinancer").

Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated 06/12/2014, granted by KENNETH S KEUNG AND HUI WANG, HUSBAND AND WIFE ("Borrower"), and recorded in the office of the County Recorder, COOK County, Illinois, on 07/01/2014, as Book Page Document No. 1418254126 assigned 2/17/2015 recorded as Document 1506517039 on 03/06/2015, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated October 14, 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.

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 \$135,500.00, 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.

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

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U.S. Bank National Association  
fka RBS Citizens, N.A.



By: Lisa Paulson, Loan Operations Officer

STATE OF Wisconsin )  
COUNTY OF Winnebago )

The foregoing instrument was acknowledged before me September 15, 2015, by Lisa Paulson, Loan Operations Officer, of U.S. Bank National Association fka RBS Citizens, N.A., a national banking association, on behalf of the association.



Deborah Schreck, Notary Public

My Commission Expires: 06/19/2016

Prepared by: Pamela Rauls



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THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO-WIT:

THAT PART OF BLOCK 16 IN S. J. WALKER'S SUBDIVISION OF THAT PART SOUTH OF THE CANAL OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK, THENCE NORTH, ALONG THE WEST LINE OF SAID BLOCK, 148.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH, ALONG SAID WEST LINE, 25.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 173.00 FEET OF SAID BLOCK; THENCE EAST, ALONG SAID NORTH LINE, 124.25 FEET TO A POINT ON THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT NUMBER 0020357588; THENCE SOUTH, ALONG SAID WEST LINE, 25.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 148.00 FEET OF SAID BLOCK; THENCE WEST, ALONG SAID SOUTH LINE, 124.26 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

ASSESSORS PARCEL NUMBER: 17-31-108-040-0000