

# UNOFFICIAL COPY

Doc#: 1612349171 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/02/2016 01:57 PM Pg: 1 of 3

GIT

40022020 (2/2)

## SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated April 21, 2014, in the amount of \$100,000.00 recorded on May 15, 2014 as document/book number 1413546048 in the County of Cook, in the state of Illinois granted by Valerie Coorlas herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

Property Address: 1035 W. Boney Ln, Palatine, IL 60067  
Tax No: 02-28-400-120-0000

[Legal Description continued on page 3]

BMO Harris Bank N.A., ISAOA, herein known as "Lender", has granted or will grant to Borrower an extension of credit or other financial accommodation to be secured by a lien ("Lien") on the aforementioned Property.

In consideration of Lender's granting to Borrower an extension of credit or other financial accommodation and in consideration of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby subordinate its interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$212,000.00, provided that the Lien is secured by a properly recorded Mortgage or Deed of Trust granted by Borrower to Lender on the above described Property and except with respect to Protective Advances described below. The Subordinating Party expressly reserves all right, title and interest in the Property granted by the Security Instrument as to any person other than Lender or Lender's assignees.

Return To: BMO Harris Bank N.A.  
1200 E. Warrenville RD  
Naperville, IL 60563

This instrument was drafted by Anatoliy Pikovskiy  
1200 Warrenville Road  
Naperville, IL 60563

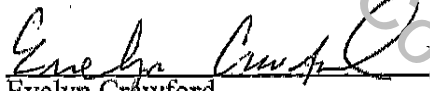
BMO Harris Bank Loan #: 6100395916

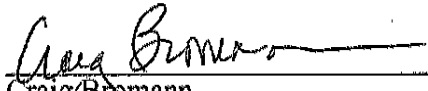
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If the Subordinating Party makes advances of funds in performance of an obligation of the Borrower pursuant to the Subordinating Party's Security Instrument ("Protective Advances") and, if paid with the written consent of the Lender, such Protective Advances shall be secured by the Subordinating Party's Security Instrument and shall be given priority to and be superior to the aforementioned Lien granted to Lender.

Lender shall have prior rights as to Subordinating Party pursuant to the aforementioned properly recorded Lien as to proceeds arising as a result of the following: the exercise of eminent domain against all or any part of the Property, all rents, income, and profits, all amounts received for the taking of all or any part the Property by condemnation proceedings, all compensation received as damages for injury to all or any part of the Property, all proceeds from insurance on improvements to the Property, and all net proceeds from a foreclosure against the Property, including a deed given in lieu of foreclosure.

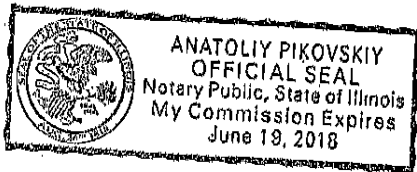
This agreement is binding on the successors and assigns of both the Subordinating Party and the Lender. This Subordination Agreement is executed this 31st day of March, 2016 on behalf of BMO Harris Bank N.A. by its officers:


 (Seal)  
Evelyn Crawford  
Title: Vice President

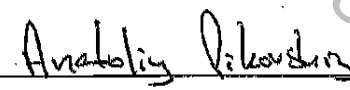
 (Seal)  
Craig Bromann  
Title: Vice President

State of Illinois }  
County of DuPage } ss.

This instrument was acknowledged before me on 31st day of March, 2016, by Evelyn Crawford and Craig Bromann as officers of BMO Harris Bank N.A..





  
Notary Public, State of Illinois

My Commission (Expires) (Is) June 19, 2018

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[Legal Description continued from page 1]

THAT PART OF BLOCK 57 IN WEST PEREGRINE LAKE ESTATES, AS RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540600, BEING A RESUBDIVISION OF LOT 2 OF BERENZ'S SUBDIVISION, OF PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 57, THENCE SOUTH 11 DEGREES 00 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID BLOCK 57 A DISTANCE OF 105.81 FEET TO THE SOUTHEAST CORNER OF BLOCK 57, THENCE SOUTH 75 DEGREES 54 MINUTES 21 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 57 A DISTANCE OF 51.69 FEET TO A BEND POINT, THENCE SOUTH 86 DEGREES 35 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 5.70 FEET, THENCE NORTH 04 DEGREES 48 MINUTES 14 SECONDS WEST, A DISTANCE OF 112.03 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 57, THENCE NORTH 83 DEGREES 00 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 26.15 FEET TO A POINT OF CURVATURE, THEN CONTINUING EAST ALONG SAID NORTH LINE, SAID LINE BEING A CURVED LINE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET AN ARC LENGTH OF 13.38 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS