

UNOFFICIAL COPY

MORTGAGE SUBORDINATION AGREEMENT

Doc#. 1612656079 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2016 09:51 AM Pg: 1 of 3

By Corporation or Partnership

Account Number: 166068

Date: 19 day of April, 2016

Legal Description: SEE ATTACHMENT

P.I.N. #25-19-401-039-0000

Property Address: 11554 SOUTH CHURCH STREET, CHICAGO, IL 60643

80300102
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

This Agreement is made this 19 day of April, 2016, by and between U.S. Bank National Association FKA RBS CITIZENS, N.A. ("Bank") and U.S. Bank National Association ("Refinancer").

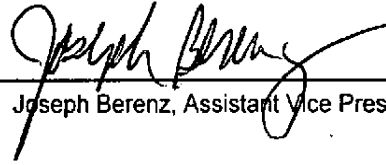
Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated 09/28/2011, granted by ERIC NICHOLS, A SINGLE PERSON ("Borrower"), and recorded in the office of the County Recorder, COOK County, Illinois, Book , Page , as Document 1128408517, ASSIGNMENT OF MORTGAGE RECORDED ON 01/27/2015 AS DOCUMENT 1502739021, encumbering the real property described therein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated 10/30/2015, granted by the Borrower, and recorded in the same office on 11/19/2015, as DOCUMENT 1532355296, 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 \$40,000.00, 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.



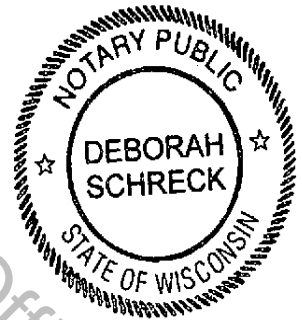
By: Joseph Berenz, Assistant Vice President

STATE OF Wisconsin)
COUNTY OF Winnebago)

The foregoing instrument was acknowledged before me on 4/19/2016, by Joseph Berenz, Assistant Vice President, U.S. Bank National Association FKA RBS CITIZENS, N.A., national banking association under the laws of The United States of America, on behalf of the association.



Deborah Schreck, Notary Public
My Commission Expires: 06/19/2016



Prepared by: Linda Noe

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ATTACHMENT: LEGAL DESCRIPTION / EXHIBIT "A"

EXHIBIT "A"

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

LOT 12 IN THE RESUBDIVISION OF LOTS 1 TO 37 INCLUSIVE OF BLOCK 2 OF THE RESUBDIVISION OF BLOCKS 4 AND 11 IN VINCENNES ROAD ADDITION, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACKS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

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

ASSESSORS PARCEL NUMBER: 25-19-401-039-0000

