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Doc#: 1627355044 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/29/2016 09:27 AM Pg: 1 of 5

WHEN RECORDED, RETURN TO:
Nationstar Mortgage LLC
8950 Cypress Waters Blvd, Subordinations
Coppell, TX 75019

Prepared by: Jocelyn Tomayao

(2)

62206707-3476274

0612589051 HUDSON
MIN: 100133700014797743
Parcel No. 25-08-214-059

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

This Subordination Agreement is made and entered into as of SEP 06 2016 by and between Mortgage Electronic Registration Systems, Inc., as nominee for COUNTRYWIDE HOME LOANS, INC. A CORPORATION, its successors and assigns (hereinafter "Subordinating Lienholder") **THEIA HUDSON, MARRIED TO DIMETREUS MAXEY** (hereinafter referred to as "Borrower", whether one or more), in favor of **Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans, Inc., ISAOA** (hereinafter "Lender").

WITNESSETH

THAT WHEREAS, Borrower did execute a mortgage, deed of trust or other security instrument (the "Prior Security Instrument") in the amount of **\$29,850.00** dated **June 30, 2006**, in favor of Subordinating Lienholder, covering the following described parcel of real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. SUBJECT TO COVENENTS OF RECORD.

which Prior Security Instrument was recorded as **Document number 0620504159** in the official lien records of **Cook County, State of Illinois**; and

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WHEREAS, Borrower has executed or is about to execute an additional mortgage, deed of trust or security instrument (the "Current Security Instrument") securing a note not to exceed the sum of \$130,500.00, dated Sept 22, 2016, in favor of Lender payable with interest and upon the terms and conditions described therein, which Current Security Instrument is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that the lien of such loan shall unconditionally be and remain at all times a lien or charge upon the land hereinabove described, prior and superior to the lien or charge of the loan first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Current Security Instrument securing the same constitute a lien or charge upon the above described property prior and superior to the lien or charge of the Prior Security Instrument and provided that Subordinating Lienholder will specifically and unconditionally subordinate the lien or charge of the Prior Security Instrument to the lien or charge of the Current Security Instrument in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Borrower; and Subordinating Lienholder has agreed that the Current Security Instrument securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Prior Security Instrument.

NOW, THEREFORE, in consideration of the premises, and the mutual benefits accruing to the parties hereto, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) Subordinating Lienholder does hereby unconditionally subordinate the lien of the Prior Security Instrument to the lien of the Current Security Instrument in favor of Lender, and all advances or charges made or accruing thereunder, including any extensions or renewals thereof.
- (2) Subordinating Lienholder acknowledges that prior to the execution hereof, Subordinating Lienholder has had the opportunity to examine the terms of Lender's Current Security Instrument, note and agreements relating thereto, consent to and approves same, and recognizes that Lender has no obligation to Subordinating Lienholder to advance any funds under its Current Security Instrument or see to the application of Lender's funds, and any application or use of such funds for purposes other than those provided for in such Current Security Instrument, note or agreements shall not defeat the subordination herein made in whole or in part.
- (3) Lender would not make its loan above described without this agreement.
- (4) This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the Prior Security Instrument to the lien or charge of the Current Security Instrument in favor of Lender above referred to, and shall supersede and preempt any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Prior Security Instrument, which provide for the subordination of the lien or charge thereof to any other security interest, mortgage or mortgages thereafter created.
- (5) Subordinating Lienholder is the current holder or beneficiary of the Prior Security Instrument and has full power and authority to enter into this agreement.
- (6) The undersigned signing on behalf of Subordinating Lienholder has full power and authority to execute this agreement.
- (7) The heirs, administrators, assigns, and successors in interest of the Subordinating Lienholder shall be bound by this agreement.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION, WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

IT IS RECOMMENDED THAT PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

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SUBORDINATE LIEN HOLDER
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. A CORPORATION, ITS SUCCESSORS
AND ASSIGNS

By: *Omar Basped*
Omar Basped
Assistant Secretary

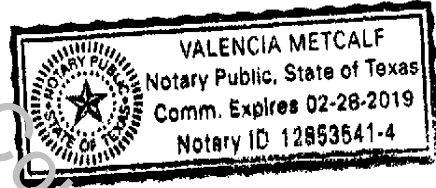
THEIA HUDSON
DIMETREUS MAXEY

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF Texas)
) SS.
COUNTY OF Dallas)

On SEP 06 2016, personally appeared before me Omar Basped; Assistant Secretary for Mortgage Electronic Registration Systems, Inc., as nominee for COUNTRYWIDE HOME LOANS, INC. A CORPORATION, its successors and assigns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal
Valencia Metcalf
Valencia Metcalf, Notary Public



My appointment expires: **FEB 28 2019**

State of Illinois
County of _____

On _____, before me, _____
(name of notary public)

personally appeared THEIA HUDSON, MARRIED TO DIMETREUS MAXEY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary)

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SUBORDINATE LIEN HOLDER
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC., AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC. A CORPORATION, ITS SUCCESSORS
AND ASSIGNS

By: *Omar Basped*
Omar Basped
Assistant Secretary

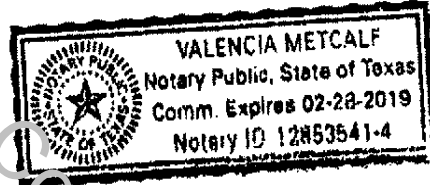
Theia Hudson
THEIA HUDSON
Dimetreus Maxey
DIMETREUS MAXEY

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF Texas)
) SS.
COUNTY OF Dallas)

On SEP 06 2016, personally appeared before me Omar Basped; Assistant Secretary for Mortgage Electronic Registration Systems, Inc. as nominee for COUNTRYWIDE HOME LOANS, INC. A CORPORATION, its successors and assigns, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal
Valencia Metcalf
Valencia Metcalf, Notary Public



My appointment expires: **FEB 28 2019**

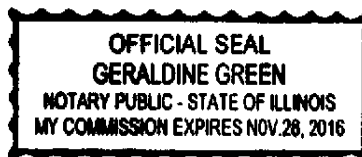
State of Illinois
County of COOK

On September 22, 2016, before me, Geraldine Green
(name of notary public)

personally appeared THEIA HUDSON, MARRIED TO DIMETREUS MAXEY who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the state of Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Geraldine Green
(Signature of Notary)



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EXHIBIT A

THE SOUTH 33 FEET OF LOT 18 IN BLOCK 32 IN SUBDIVISION OF HALSTED STREET ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF LOTS 1, 2 AND 3, OF THE SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 5, LYING EAST OF CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

76-08-214-059

Property of Cook County Clerk's Office