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Doc#. 1722057132 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/08/2017 10:48 AM Pg: 1 of 3

Recording Requested By:
RS RELEASE

IL 17-172132

Prepared By and When Recorded Return To:
RS RELEASE
R. CRAIN
501 W. WALNUT ST.
CELINA, TX 75009

RS1217

SUBORDINATION AGREEMENT

Reference: RS RELEASE #: RS1217 / Cook, Illinois

THIS SUBORDINATION AGREEMENT, made *7/18/17* by present owner and holder of the Deed of Trust and Note from INTERNATIONAL BANK OF CHICAGO F/K/A PREMIER BANK at 5069 N. BROADWAY, CHICAGO, IL 60640 hereinafter described and hereinafter referred to as "Subordinator".

WITNESSETH:

WHEREAS, Chicago Title and Trust Company, not personally but as Trustee on behalf of Chicago Title Land Trust Company, under trust agreement dated July 14, 1992 and known as Trust Number 1097949 ("Owner"), residing at 2231 Wesley Ave., Evanston, IL 60201, did execute a Deed of Trust Dated: 08/20/2010 to PREMIER BANK covering:

See legal description attached hereto and made a part hereof.

to secure a Note in the sum of \$385,861.00 Dated: 08/20/2010, in favor of PREMIER BANK, which Deed of Trust was recorded on 08/27/2010 as Instrument No.: 1023949092.

WHEREAS, Owner has executed a Deed of Trust and Note in the sum of \$417,000.00 dated 08/16/2010 in favor of PREMIER BANK payable with interest and upon the terms and conditions described therein, which deed of trust was to be recorded prior to the deed of trust first stated above; but which recorded on 08/30/2010 as Instrument No. 1024255018. Assignment to THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR THE FDIC 2013-R1 TRUST, hereinafter referred to as "Lender", recorded on 12/24/2013 as Instrument No.: 1335819109.

WHEREAS, it is a condition precedent to obtaining said loan that Lender's deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of Subordinator's deed of trust first above mentioned.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and 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, and/or to establish the correct priority of the instruments as liens upon the Lands, it is hereby declared, understood and agreed as follows:

1. Subordination. Subordinator agrees to and hereby does subordinate the lien of its deed of trust in the Property to the lien of the Lender's deed of trust recorded in the aforesaid County and State.
2. Effect. Subordinator's deed of trust shall in no way be impaired or affected by the Agreement except that the priority of the lien of the deed of trust shall stand junior and subordinate to the lien of the Lender's deed of trust in the same manner and to the same extent as if Lender's deed of trust had been recorded prior to the execution and recording of Subordinator's deed of trust.

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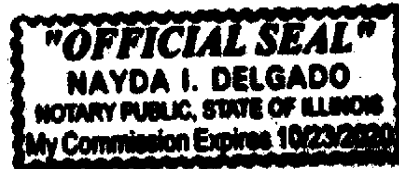
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Read and Approved By:

INTERNATIONAL BANK OF CHICAGO F/WA PREMIER BANK

On 7/18/17

By: [Signature] C.O.O. & E.V.O.
INTERNATIONAL BANK OF CHICAGO F/WA PREMIER BANK



STATE OF ILLINOIS
COUNTY OF COOK

On 7/18/17, before me, Nayda I. Delgado, a Notary Public in and for International Bank of Chgo in the State of ILLINOIS, personally appeared ~~PHILIP ROWE~~ 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, signed, sealed, and delivered the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

John Benson

WITNESS my hand and official seal,
[Signature]
Notary Expires: 10/23/20

COOK County Clerk's Office

(This area for notarial seal)

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EXHIBIT A: LEGAL DESCRIPTION

The following described real estate in the County of Cook and State of Illinois, to-wit:
The south 2 feet of Lot 13, all of Lot 12, and the North 15 feet of Lot 11 in Block 1 in McCormick's
Subdivision of the 611 1/2 feet North of and adjoining the South 708 1/2 feet of that part of the Chicago
and Northwestern Railroad in the South East 1/2 of the South East 1/2 of Section 12, Township, 41 North,
Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Parcel Identification number: 10-12-412-014-0000

Address: 2231 Wesley Ave, Evanston, IL 60201

Property of Cook County Clerk's Office