

UNOFFICIAL COPY

Doc#. 1919946238 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/18/2019 11:23 AM Pg: 1 of 4

SUBORDINATION AGREEMENT

WHEN RECORDED MAIL TO:

Bank of America, NA
Enterprise Document Processing
4909 Savarese Circle
Tampa, Florida 33634
Mailcode: FL 1-908-01-66

This document was prepared by:
Zachary Mbugua
BANK OF AMERICA, N.A.
7105 Corporate Drive
Plano, TX 75024

LOAN #:

ESCROW/CLOSING#: 292H0300034968958002432P89199

SPACE ABOVE FOR RECORDERS USE

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

SUBORDINATION AGREEMENT

This Subordination Agreement ("Agreement") is made this Twenty-first day of June, 2019, by Bank of America, N.A. ("Subordinator") whose address is 101 South Tryon Street, Charlotte, NC 28255.

WITNESSETH:

WHEREAS, Subordinator is the beneficiary/mortgagee/grantee of that certain Deed of Trust/Mortgage/Security Deed ("Security Document") pursuant to that certain Security Document dated 01/26/2018 (the "Senior Lien"), and executed by SALVADOR LEAL and AMEL SINO-CRUZ LEAL (together, the "Owner") and encumbering that certain real property located at 1610 S HALSTED ST UNIT 305, CHICAGO, IL 60608 (address) which is legally described on Exhibit "A" attached hereto and incorporated herein (the "Property"), which Security Document was recorded on 02/02/2018 in Official Records Book NA, Page NA, as Instrument No. 1803346128, of the Official Records of COOK County, IL, as the same may have been or is to be modified prior hereto or contemporaneously herewith.

UNOFFICIAL COPY

WHEREAS, Bank of America, N.A. ("Junior Lien Holder") has been requested to make a loan, line of credit or other financial accommodation to Owner, to be secured by either a deed of trust, deed to secure debt or mortgage (collectively, the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note or line of credit (together, the "Note") made by Owner and/or others payable to the order of Junior Lien Holder, in the maximum principal face amount not to exceed \$148600.00 ("Principal Amount"), including provisions for acceleration and payment of collection costs (collectively, the "Loan"); and

WHEREAS, Junior Lien Holder requires, as a condition to making the Loan, that the Junior Lien be superior to the Senior Lien;

WHEREAS, it is to the mutual benefit of the Subordinator, Owner and Junior Lien Holder that Junior Lien Holder make the Loan to Owner; and Subordinator is willing to permit the Junior Lien, when recorded, to constitute a lien upon the Property that is unconditionally prior and superior to the Senior Lien.

NOW THEREFORE, for valuable consideration and to induce Junior Lien Holder to make the Loan to Owner, Subordinator hereby subordinates the Senior Lien to the Junior Lien and any renewals or extensions thereof, and declares, agrees and acknowledges that:

(1) The Junior Lien and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property, prior and superior to the Senior Lien.

(2) That Junior Lien Holder would not make the Loan without this subordination agreement.

(3) This Agreement is limited to the Principal Amount, plus interest and any additional amounts advanced pursuant to the provision of the Note or Junior Lien for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lien Holder's rights in the Property. This Agreement shall inure to the benefit of Junior Lien Holder and be binding upon Subordinator, its successors and assigns and shall be binding upon any purchaser (at foreclosure or otherwise) of the Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.

(4) This agreement shall be the whole and only agreement with regard to the subordination of the Senior Lien to the Junior Lien and shall supersede and cancel, but only insofar as would affect the priority between the security instruments described herein, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Senior Lien, which provide for the subordination of the Senior Lien to another security instrument, deed of trust or mortgage.

(5) It consents to and approves (i) all provisions of the Note and Junior Lien securing the Loan, and (ii) all agreements, including but not limited to any loan or escrow agreements (collectively, the "Loan Agreements"), between Owner and Junior Lien Holder for the disbursement of the proceeds of the New Loan;

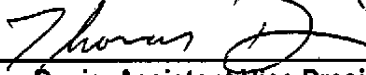
(6) Junior Lien Holder making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Junior Lien Holder represented that it will, see to the application of such proceeds by the person(s) to whom Junior Lien Holder disburses such proceeds and any application or use of such proceeds other than those provided for in such Loan Agreement(s) shall not defeat the subordination herein made in whole or in part.

(7) It intentionally and unconditionally waives, relinquishes and subordinates the Senior Lien in favor of the Junior Lien and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate specific loans and advances are being and will be made and, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.

UNOFFICIAL COPY

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE OWNER 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.

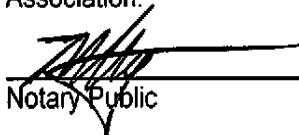
BANK OF AMERICA, N.A.



Thomas Davis, Assistant Vice President

STATE OF TEXAS
COUNTY OF COLLIN

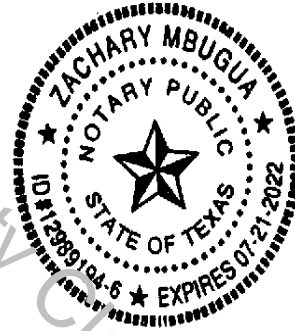
This Instrument was acknowledged before me on 06/24/2019 by **Thomas Davis, Assistant Vice President**, of BANK OF AMERICA, N.A., a National Association, on behalf of said National Association.



Notary Public

Print Name: Zachary Mbugua

My Commission Expires: 07/21/22



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit Number 305 in the University Crossing Lofts Condominium, as delineated on a survey of the following described tract of land:

Lots 21, 22, 23, 24 and 25 in Kaylor's Subdivision of the East 2 chains of the North 10 chains of the Southeast 1/4 of Section 20, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as exhibit "a" to the Declaration of Condominium recorded as Document Number 0625517077, together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

The exclusive right to the use of parking space P-25 as Limited Common Elements as delineated on a survey attached to the Declaration aforesaid recorded as Document 0625517077.

Parcel/APN/Tax ID: 17-20-406-046-1013

Property of Cook County Clerk's Office