

UNOFFICIAL COPY

Doc#: 2103307194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 11:06 AM Pg: 1 of 2

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT (the "Agreement") is made this 20th day of November, 2020 by Marquette Bank (the "Subordinating Party") whose address is 15959 108th Street, Orland Park, IL 60467, and is given to Wells Fargo Bank, NA ISAOA (the "Lender"), whose address is 2650 Wells Fargo Way, Mail N9410-046, Minneapolis, MN. 55467

RECITALS

WHEREAS, the Lender is making (or has made) a mortgage loan (the "Loan") to Benjamin D. Capraro and Tracy L. Capraro (the "Borrower") in connection with and secured by certain real property having a property address of 1245 Meadowcrest Road, LaGrange Park, IL 60526

LEGAL DESCRIPTION:

LOT 24 IN BLOCK 3 IN MARES AND WHITE'S SECOND ADDITION TO LA GRANGE PARK, A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHWEST ¼ LYING EASTERLY OF FIFTH AVENUE IN SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED AUGUST 8, 1925 AS DOCUMENT 8999984 IN BOOK 218 OF PLATS PAGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN# 15-28-309-001-0000

WHEREAS, the Borrower is the present owner of the Property, or will at the time of the making of the Loan be the owner of the Property, and has executed or is about to execute a mortgage, deed of trust or other security instrument encumbering the Property in the principal sum of \$258,300.00 in favor of the Lender (the "New Mortgage"); and

WHEREAS, the Subordinating Party now owns or holds an interest as mortgagee of the Property pursuant to a mortgage, deed of trust or other security instrument in the amount of \$50,000.00 dated April 14, 2014 (the "Existing Mortgage") which was recorded on April 29, 2014 at Book/Liber____, Page_____, Document No 1411947003 In the official records for the County of Cook, State of Illinois (the "Recording Office"); and

WHEREAS, the Lender is about to make (or has made) the Loan expressly upon the condition that the Subordinating Party unconditionally subordinate the lien of the Existing Mortgage to the lien of the New Mortgage; and

WHEREAS, it is the intent and desire of the Subordinating Party that the Existing Mortgage be made subject and subordinate to the New Mortgage in favor of Lender.

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NOW THEREFORE, in consideration of the sum of \$1.00 and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound by this Agreement, do hereby agree as follows, to wit:

1. **Recitals.** The foregoing recitals are adopted herein as if recited in their entirety.

2. **Subordination of Existing Mortgage.** The Existing mortgage is hereby subordinated to the lien of the New Mortgage to full extent and in the aggregate amount of all advances made or to be made by the Lender, and the lien of the Existing Mortgage shall henceforth and forever be subject, subordinate and inferior in lien, right and dignity at all times to the lien, right and dignity of the New Mortgage and any extensions, renewals, and modifications of same.

3. **Effect of Subordination.** The subordination of the Existing Mortgage to the lien of the New Mortgage shall have the same force and effect as though the New Mortgage had been executed, delivered, and recorded in the Recording Office prior to the execution, delivery, and recordation of the Existing Mortgage.

4. **Entire Agreement.** This Agreement contains the whole agreement between the parties as to the mortgage loans, and priority thereof as described above, and there are no agreements, written or oral, outside or separate from this Agreement and all prior negotiations, if any, are merged into this Agreement. No modification, release, discharge, or waiver of any provision of this Agreement shall have any force or effect unless it is in writing signed by the parties.

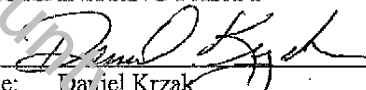
5. **Parties Bound.** This Agreement shall be binding on and insure to the benefit of the respective heirs, successors and assigns of the parties.

This Subordination Agreement is given, executed and delivered by the undersigned on the date and year first written above.

Witnesses:

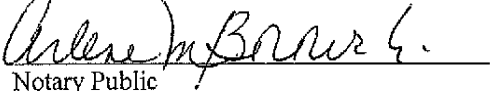
Name: 
Ronald Roman, AVP

Name: Marquette Bank
SUBORDINATING PARTY

By: 
Name: Daniel Krzak
Title: AVP

State of Illinois
County of Will) SS

On this 20th day of November 2020 before me, the undersigned authority, a Notary Public duly commissioned and qualified in and for the State and County aforesaid, personally came and appeared Ronald Roman and Daniel Krzak, to me personally known, who, being by me first duly sworn, did acknowledge and declare that: they are the Assistant Vice President and Assistant Vice President, respectively, of the corporation executing the within and foregoing instrument: that the seal affixed thereto is the official seal of said corporation; that said instrument was signed and sealed for and on behalf of said corporation by due authority of its Board of Directors; and that they as such officers were duly authorized to and did execute said instrument for and on behalf of said corporation as their and its voluntary act and deed.


Notary Public
My Commission Expires



Seal

Prepared By:
Marquette Bank - Dan Krzak
15959 108th Avenue
Orland Park, Illinois, 60467

When Recorded Return To:
Marquette Bank
15959 108th Avenue
Orland Park, Illinois, 60467