

SUBORDINATION OF LIEN

202 PTC 20-12969
 The subordination of Article V(B) of the ROBERT C. KAISER and CECILIA A. KAISER, Trustees of the LAND TRUST 26 dated September 20, 2007, of 26 N. Edgewood Avenue, LaGrange, Illinois ("Subordinator") to CIBM Bank, 12700 W. Bluemound Road, Suite 150, Elm Grove, WI 53122-2637 ("Bank")

Doc#: 2103906419 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/08/2021 03:30 PM Pg: 1 of 3

THIS SUBORDINATION OF LIEN is entered into on this 28 day of Dec 2020 by and between ROBERT C. KAISER and CECILIA A. KAISER, Trustees of the LAND TRUST 26 dated September 20, 2007, of 26 N. Edgewood Avenue, LaGrange, Illinois ("Subordinator") and CIBM Bank, its successors, and or assigns, 12700 W. Bluemound Road, Suite 150, Elm Grove, WI 53122-2637 ("Bank").

WHEREAS, the Subordinator is a land trust containing by valid conveyance and special warranty deed (recorded as document number 0728408257 in Cook County, Illinois), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN HOLMAN'S ADDITION TO LA GRANGE, BEING A RESUBDIVISION OF THE SOUTH ½ OF LOT 6 IN EDGEWOOD SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 22.95 ACRES THEREOF AND THE NORTH LINE OF THE HILLGROVE AVENUE AS LAID OUT NORTH AND ADJOINING THE NORTH LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS RECORDED AS DOCUMENT NUMBER 23478844 IN COOK COUNTY, ILLINOIS

PIN: 18-05-216-077-0000

Address of Real Estate: 26 N. Edgewood Avenue, La Grange, IL 60525

WHEREAS, the Subordinator is governed by a Private Trust Agreement for Land Trust #26 (the "Agreement"), which contains therein, Article V, paragraph B, which states, in pertinent part, that "The trustee, notwithstanding such resignation, shall continue to have a first lien on the trust property for the trustee's costs, expenses, and attorney's fees and for the reasonable compensation of the trustee." ("Subordinating Provision").

WHEREAS, Subordinator desires to obtain a loan or loans from the Bank and the Bank is willing to grant a loan or loans to the Subordinator if the Subordinator subordinates the Subordinating Provision of the Private Trust Agreement for Land Trust #26, to the interest of the Bank in the Real Property; and

WHEREAS, the Subordinator is willing to grant such subordination in order to accommodate the Bank and permit Subordinator to obtain financial accommodation from Bank;

NOW THEREFORE, in order to induce the Bank at this time to make a loan or loans to Subordinator, or to grant any renewal or extension thereof, the Subordinator agrees with Bank as follows:

- A) The Subordinator hereby subordinates all liens, security interest and rights of any kind, which Subordinator may now have or hereafter acquire in the Real Property, including the Subordinating Provision, to all security interests, mortgages and other liens on the Real Property of the Bank securing any or all loans, extensions of credit, or renewals thereof to the Subordinator.
- B) The Subordinator further consents to the creation and continuance of all present or future loans, extensions

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of credit, or renewals from the Bank to Subordinator.

NOW THEREFORE, in consideration of the premises and of the sum of (10.00) ten dollars to in hand paid the undersigned does hereby covenant and agree that the lien of the Subordinating Provision of the Private Land Trust Agreement governing Land Trust #26 same shall be and remain at all times a second lien upon the premises thereby conveyed subject to the lien of CIBM Bank, its successors and assigns as their interest(s) may appear, to said property as aforesaid for all advances made or to be made on any loan or loans to be secured by the property named.

IN WITNESS WHEREOF, the Subordinator and the Bank have entered into this Subordination of Lien Agreement effective as of the day and year first above written.

SUBORDINATOR: Robert C. Kaiser and Cecilia A. Kaiser, Trustees of the Land Trust 26 dated September 20, 2007, of 26 N. Edgewood Avenue, LaGrange, Illinois

By: Robert C. Kaiser Cecilia A. Kaiser
Authorized Signers Name and Title

BANK: CIBM Bank

By: Gary Mowbray EUP
Authorized Signers Name and Title

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
COUNTY OF ~~COOK~~ ^{DuPage}) SS)

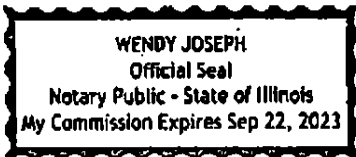
In ~~Cook~~ ^{DuPage} County Illinois, on 12-21-20 before me, a Notary Public in and for the above state and county, personally appeared, known to me or proved to be the persons(s) named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

Maria C Macho
NOTARY PUBLIC

My commission Expires 4/05/22

STATE OF WISCONSIN ~~IL~~)
COUNTY OF ~~MILWAUKEE~~ ^{COOK}) SS)

In ~~Milwaukee~~ ^{COOK CO. IL} Wisconsin, on 12/28/2020 before me, a Notary Public in and for the above state and county, personally appeared, known to me or proved to be the persons(s) named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed



[Signature]
NOTARY PUBLIC

My commission Expires 9/22/23

This Document was prepared by: Fritzshall & Pawlowski, 6584 N. Northwest Highway, Chicago, IL 60631

After recording, return to: CIBM Bank, 1811 Centre Point Circle, Suite 123, Naperville, IL 60563