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SUBORDINATION OF LIEN One Mortgage to Another

Doc#: 2105321108 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2021 11:25 AM Pg: 1 of 2

WHEREAS, Michael Kaplan and Deborah Kaplan, Husband and Wife as Joint Tenants, by a Mortgage dated August 28, 2013, and recorded in the Recorder's Office of Cook County, Illinois, on October 29, 2013, as Document Number 1330204029 did convey to FIRST BANK OF HIGHLAND PARK certain premises in Cook County, Illinois described as:

PARCEL 1: UNIT NUMBER 1303 AND PARKING SPACES G-204 AND G-205 IN THE WINTHROP CLUB CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1: LOT 1 IN WHEELER'S SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD OF BLOCK 63 IN EVANSTON, EXCEPT THAT PART OF SAID LOT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT AND RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT, 26.3 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN THE NORTH LINE OF SAID LOT, 29.1 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY 29.1 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF SAID LOT, 55.4 FEET TO THE POINT OF BEGINNING, LYING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

SUB-PARCEL 2: LOT 2 (EXCEPT THAT PART THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY BY WARRANTY DEED DATED FEBRUARY 2, 1906 AND RECORDED FEBRUARY 26, 1906 AS DOCUMENT 382472 IN BOOK 9336 PAGE 490), IN WHEELERS SUBDIVISION OF THE SOUTH 250 FEET WEST OF RAILROAD IN BLOCK 63 (EXCEPT THAT PART TAKEN FOR ELMWOOD AVENUE) IN EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COUNTY, ILLINOIS.

SUB-PARCEL 3: THE NORTH 23 FEET 8 INCHES (23.67 FEET) OF LOT 1 PLAT OF CONSOLIDATION OF PART OF BLOCK 63 IN THE CITY OF EVANSTON IN THE EAST 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1981 AS DOCUMENT NUMBER 25888318.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0919734081, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-05. A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE AFORESAID DECLARATION OF CONDOMINIUM.

PROPERTY ADDRESS: 1570 Elmwood Avenue, Apt. 1303, Evanston, IL 60201

PERMANENT INDEX NUMBER: 11-18-310-029-1083 & 11-18-310-029-1106 & 11-18-310-029-1107

to secure their Note for \$150,000.00 (One Hundred Fifty Thousand Dollars and 00/100) with interest payable as therein provided; and

WHEREAS, The said Michael Kaplan and Deborah Kaplan, not individually but as trustee under the declaration of trust created by Michael Kaplan and Deborah Kaplan and called the Kaplan Family revocable trust dated January 13, 2015 and unto any successor or successors in trust under that declaration of trust, have executed a Mortgage dated _____ and recorded in the Recorder's Office on _____, as Document Number _____ which did convey unto CrossCountry Mortgage, LLC ISAOA, ATIMA as Mortgagee, the said premises to secure payment of their Installment Note in the amount of \$321,000.00 (Three Hundred Twenty-One Thousand Dollars and 00/100) with interest payable as therein provided; and

WHEREAS, the Note secured by the Mortgage first described as held by FIRST BANK OF HIGHLAND PARK as sole owner; and

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WHEREAS, said owner wishes to subordinate the lien of Mortgage first described to the lien of the Mortgage document secondly described,

NOW THEREFORE, in consideration of the premises and of the sum of ONE (1) DOLLAR in hand paid, the said **FIRST BANK OF HIGHLAND PARK** does hereby covenant and agree with the said **CrossCountry, LLC ISAOA, ATIMA**, as Mortgagee, for the use and benefit of the legal holder of the Note secured by said Mortgage secondly herein described, that the lien of the Note owned by said **FIRST BANK OF HIGHLAND PARK** and of the Mortgage securing the same shall be and remain at all times a second lien upon the premises thereby conveyed subject and subordinate to the lien of the Mortgage to said **CrossCountry, LLC ISAOA, ATIMA**, Mortgagee, for all advances made on said secondly described Note, which consists of **\$321,000.00** (Three Hundred Twenty-One Thousand Dollars and 00/100) secured by said last named mortgage and for all other purposes specified therein.

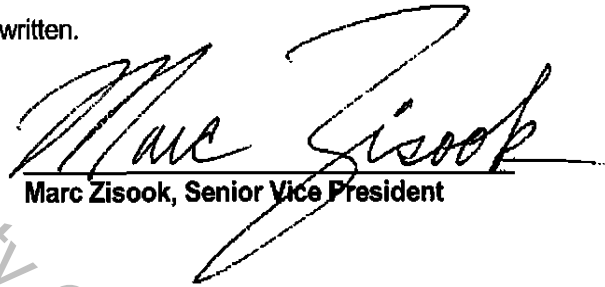
Property of Cook County Clerk

Dated at HIGHLAND PARK, ILLINOIS, this 16th day of November, 2020

Witness the hand and seal of the Mortgagee the day and year first above written.

ATTEST: FIRST BANK OF HIGHLAND PARK


David J. Giangiorgi, Senior Vice President

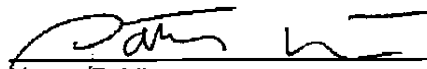

Marc Zisook, Senior Vice President

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that David J. Giangiorgi, Senior Vice President of FIRST BANK OF HIGHLAND PARK, and Marc Zisook, Senior Vice President of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Senior Vice President and Vice President then and there acknowledged that, as custodian of the corporation seal of said Corporation, she did affix said corporate seal to said instrument as her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of November, 2020

My commission expires _____, 20__.


Notary Public



PREPARED BY: Mariela Alducin, Loan Operations

PLEASE RETURN TO:
FIRST BANK OF HIGHLAND PARK
Attn: Loan Operations
633 Skokie Blvd Ste 250
Northbrook, IL 60062