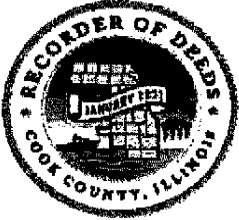


# UNOFFICIAL COPY



Doc#: 2109639099 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2021 07:42 AM Pg: 1 of 4

*Edward M. Moody*  
**Cook County Recorder**  
118 N Clark St #120  
Chicago, IL 60602  
312-603-5050

## Recording Cover Page

This page added for the purposes of affixing Recording Information

- ☐ Deed:
- ☒ Other: Subordination Agreement
- ☐ UCC:
- ☐ Plat:

### Remarks:

20-0939

*Return to*  
Novas Title Company, LLC  
1801 S Meyers Rd.  
Suite 220  
Oakbrook Terrace, IL 60181

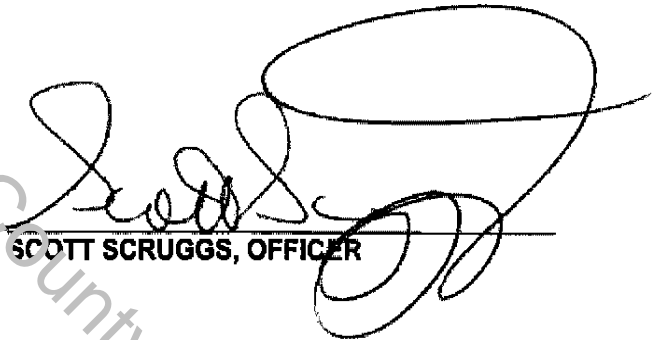
# UNOFFICIAL COPY

## SUBORDINATION AGREEMENT

KNOW BY ALL MEN THESE PRESENTS: In consideration of \$1.00 and other good and valuable consideration, **FIFTH THIRD BANK**, ("Bank"), hereby agrees that it shall postpone and make junior and subordinate in all respects that certain mortgage executed by **DANIEL G KAPSA** and **KATHY M KAPSA** dated **11/14/2015** and recorded in **DOCUMENT # 1600547076**, **COOK County, ILLINOIS** Records, in favor of a mortgage executed by **DANIEL G KAPSA AS TRUSTEE UNDER THE DANIEL G KAPSA DECLARATION OF TRUST DATED JANUARY 3 2019 AS TO AN UNDIVIDED 1/2 INTEREST** and **KATHY M KAPSA AS TRUSTEE UNDER THE KATHY M KAPSA DECLARATION OF TRUST DATED JANUARY 3 2019 AS TO AN UNDIVIDED 1/2 INTEREST** not to exceed the amount of **\$175,000.00** in favor of **AMERICAN PACIFIC MORTGAGE CORPORATION ISAOA/ATIMA**, which mortgage covers real estate described in Exhibit "A" attached hereto and made a part hereof.

Property Address **430 BEACH AVE, LA GRANGE PARK, ILLINOIS, 60526**  
Tax ID # **15-33-414-055-0000 & 15-33-415-007-0000**

This agreement shall continue in full force and effect so long as **DANIEL G KAPSA** and **KATHY M**

  
\_\_\_\_\_  
**TIM FLEISHER, OFFICER**  
\_\_\_\_\_  
**SCOTT SCRUGGS, OFFICER**

# UNOFFICIAL COPY

**FIFTH THIRD BANK, NATIONAL ASSOCIATION** }  
**STATE OF MICHIGAN** } **SS:**  
**COUNTY OF KENT** }

BE IT REMEMBERED, that on **9/29/2020**, before me, a Notary Public in and for said County and State, personally appeared **TIM FLEISHER, OFFICER** and **SCOTT SCRUGGS, OFFICER**, of **FIFTH THIRD BANK, NATIONAL ASSOCIATION** (or on behalf of **FIFTH THIRD BANK, NATIONAL ASSOCIATION**), and acknowledged the signing thereof to be their voluntary act for the uses and purposes therein mentioned.

IN WITNESS THEREOF, I have hereunto subscribed my name and affixed my notarized seal on the day and year last aforesaid.

Notary Public

THIS INSTRUMENT WAS PREPARED ON  
 9/29/2020 BY  
 Fifth Third Bank, N.A. - Jacob Mendez  
 5001 Kingsley Drive # 1, MOB1R  
 Cincinnati, OH. 45227  
 IL# 899507214

~~WHEN RECORDED RETURN TO~~  
 Fifth Third Bank, N.A.  
 5001 Kingsley Drive # 1, MOB1R  
 Cincinnati, OH. 45227



# UNOFFICIAL COPY

## Exhibit A

### PARCEL 1:

LOT 2 IN BLOCK 'C' (EXCEPT THE SOUTH 60 FEET THEREOF) IN BARTLETT'S 1ST ADDITION TO PORTIA MANOR, A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 790 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, BEING ALSO THE WEST LINE OF FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, RECORDED AS DOCUMENT 5350787, AT A POINT 154.62 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 7 IN BLOCK 'D' IN SAID ADDITION; THENCE WEST ALONG THE WESTWARD EXTENSION OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 40 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1688.51 FEET, MORE OR LESS TO THE FORMER SOUTH RIGHT-OF-WAY OF THE CHICAGO AND WEST TOWNS ELECTRIC RAILROAD (SUBURBAN LINE); THENCE NORTH EASTERLY ALONG THE SAID RIGHT-OF-WAY LINE, SAID LINE BEING A CURVED LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 548.69 FEET, AN ARC DISTANCE OF 35.70 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, IN BLOCK 28 IN H. O. STONE AND COMPANY'S ADDITION TO LAGRANGE PARK RECORDED AS DOCUMENT 8339801, SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG SAID WEST LINE OF LOTS 2 THROUGH 10 IN SAID BLOCK 29 TO THE CENTER OF GRANT AVENUE A DISTANCE OF 529.33 FEET, MORE OR LESS; THENCE EAST ALONG SAID CENTER OF GRANT AVENUE A DISTANCE OF 8.89 FEET, MORE OR LESS, TO THE WEST LINE, OF THE EAST 790 FEET OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 117.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, (EXCEPTING THE SOUTH 60 FEET THEREOF; ALSO EXCEPTING THAT PART THEREOF LYING NORTH OF THE LINE WHICH IS AN EXTENSION WEST OF THE SOUTH LINE OF LOT 1 IN BLOCK 'C' IN BARTLETT'S FIRST ADDITION AFORESAID) LYING WEST OF AND ADJOINING LOT 2 (EXCEPT THE SOUTH 60 FEET THEREOF) IN BLOCK 'C' IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR AFORESAID, AND LYING SOUTH OF THE NORTH LINE OF SAID LOT 2 EXTENDED WESTERLY AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 2 (EXCEPT THE SOUTH 60 FEET THEREOF) EXTENDED WESTERLY IN COOK COUNTY, ILLINOIS.

PIN: 15-33-414-055-0000 and 15-33-415-007-0000

FOR INFORMATION PURPOSES ONLY:

SUBJECT PROPERTY COMMONLY KNOWN AS: 430 Beach Avenue, La Grange Park, IL 60526