## **UNOFFICIAL COPY**

SUBORDINATION

OF MORTGAGE

**AGREEMENT** 

Doc#. 2111210155 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/22/2021 04:04 PM Pg: 1 of 3



This Agreement is by and between Alens Farno Sank, N.A. (the "Lender"), and First American Bank ("FAB"); Based on the representations and acknowledgments contained in this Agreement, FAB and Lender agree as follows:

PATTI MCCLEERY (collectively "Borrowe") wants Lender to provide financial accommodations to Borrower in the form of a new credit or loan in the maximum principal mount of \$274,555.00 to be secured by a mortgage, trust deed or other security interest from Borrower to Lender on the real property as described on Exhibit "A" attached hereto (the "Premises"):

PIN: 05-31-323-015-0000

<u>Definitions</u> The following words shall have the following meanings when used in this Agreement. Terms not otherwise defined in this Agreement shall have the meanings attributed to such term, in the Uniform Commercial Code.

"FAB Lien" means that certain Mortgage affecting the Premise dated 9/15/2017 and recorded in COOK County, Illinois as Document No. 1727849109, made by Borrower to FAB to secure an injusting the original principal amount of \$30,000.00.

"New Lien" means that certain Mortgage affecting the Premises dated 9-15-2020, made by Borrower to Lender to secure a certain Note in the principal amount of \$273,100.00, with interest a the rate of \_\_\_\_\_\_ % per annum, payable in monthly installments of \$\_\_\_\_\_ on the first day of every month beginning \_\_\_\_\_\_ and continuing until \_\_\_\_\_\_ on which date the entire balance of principal and interest remaining unpaid shall be due and ray ble.

Subordination. FAB hereby subordinates as FAB Lien to the New Lien held by Lender. PRCVIDED, HOWEVER, THAT THIS SUBORDINATION SHALL BE LIMITED TO INDEBTEDNESS IN FAVOR OF LENDER IN THE PRINCIPAL AMOUNT OF \$274,555.00 AND THAT IN THE EVENT THE PRINCIPAL AMOUNT OF THE NEW LIEN IS INCREASED BY A SUBSEQUENT MODIFICATION OF THE UNDERLYING NOTE AND/OR MORTGAGE BY LENDER, THEN THIS SUBORDINATION SHALL BE OF NO EFFECT WHATSOEVER WITH RESPECT TO ANY AMOUNT. IN EXCESS OF SAID PRINCIPAL AMOUNT, AND THE NEW LIEN SHALL BE SUBORDINATE TO THE SUBORDINATE LIEN WITH RESPECT TO ANY AMOUNTS IN EXCESS OF SAID PRINCIPAL AMOUNT.

Default By Borrower. If Borrower becomes insolvent or bankrupt, this Agreement shall remain in full force and effect. Any default by Borrower under the terms of the New Lien also shall be a default under the terms of the FAB Lien to FAB.

Duration and Termination. This Agreement will take effect when received by Lender, without the necessity of any acceptance by Lender, in writing or otherwise, and will remain in full force and effect until the New Lien is released by Lender.

Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois. No provision contained in this Agreement shall be construed (a) as requiring FAB to grant to Borrower or to Lender any financial assistance or other accommodations, or (b) as limiting or precluding FAB from the exercise of FAB's own judgment and discretion about amounts and times of payment in making loans or extending accommodations to Borrower.

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Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless made in writing and signed by Lender and FAB.

Successors. This Agreement shall extend to and bind the respective successors and assigns of the parties to this Agreement, and the covenants of FAB respecting subordination of the FAB Lien in favor of Lender shall extend to, include, and be enforceable by any transferee or endorses to whom Lender may transfer any or all of the New Lien.

1T WITNESS WHEREOF, the undersigned have executed this Subordination of Mortgage Agreement as of August 04, 2020

FIRST AMERICAN BANK	[LENDER]	
By: Name: Nil Morgar.	By: Name:	
Title: Sybordination Specialist	Title:	
Address: 80 Stratford Drive	Address:	
Bloomingdale, IL col.19		
STATE OF ILLINOIS )		
COUNTY OF DUPAGE )		
I, the undersigned, a Notary Public in and for said County in the	te State aforesaid. DO HEREBY CERTIFY that Hill	Mordar

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jill Morgan personally known to me to be the same person whose rame is subscribed to the foregoing instrument as such officer of First American Bank, appeared before me this day in person and asknowledged that he/she signed and delivered this instrument as his/her free and voluntary act, and as the free and voluntary act of First American Bank, for the uses and purposes therein set forth.

75 C/64

Given under my hand and notarial seal this day, August 04, 2020

Notary Public

OFFICIAL SEAL DONNA LEARTOLI NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXPERCISERS

THIS INSTRUMENT PREPARED BY: Jill Morgan

Mail To:

FIRST AMERICAN BANK Loan Operations 2015, State Street Hampshire IL 60140

2111210155 Page: 3 of 3

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## LEGAL DESCRIPTION

Order No.: 20019904RL

For APN/Parcel ID(s): 05-31-323-015-0000

LOT 9 IN GLENVIEW REALTY SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1066.20 FEET JN 31, JOOK COL. OF THE NORTH 10 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID GECTION 31, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.