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SUBORDINATION

OF MORTGAGE

AGREEMENT

Doc#. 2115912265 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/08/2021 11:10 AM Pg: 1 of 2

101-2885W

This Agreement is by and between	(the "Lender"), and First American
Bank ("FAB"). Based on the representations and acknowledgments contained in this Agre	ement, FAB and Lender agree as follows:
KEVIN P. COONEY and JULIE J. COONEY (collectively "Borrower") wants Lender	er to provide financial accommodations to
Borrower in the form of a new credit or loan in the maximum principal amount of \$216	6.000.00 to be secured by a mortgage, thist
deed or other security interest from Borrower to Len ler on the real property as descr "Premises"):	ribed on Exhibit "A" attached hereto (the
Definitions. The following words shall have the following meraing; when used in this A this Agreement shall have the meanings attributed to such terms in the Uniform Commercial	agreement. Terms not otherwise defined in ial Code.
"FAR Lien" means that contain Martague affecting the Draming and 12/8/2016	alama ta Españo de la missa.
"FAB Lien" means that certain Mortgage affecting the Premises oated 12/5/2016 and Document No. 1636412002, made by Borrower to FAB to secure an indebtedness in the comment No. 1636412002.	original principal amount of \$200,000.00.
"New Lien" means that certain Mortgage affecting the Premises dated	. made by Borrower to Lender to secure a
certain Note in the principal amount of \$, with interest at the me	of % per annum, payable in monthly
installments of S 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 p	payatie
Subordination. FAB hereby subordinates its FAB Lien to the New Lien held by Lender	PROVIDED HOWEVER, THAT THIS
SUBORDINATION SHALL BE LIMITED TO INDEBTEDNESS IN FAVOR OF LENI	DER IN THE PRINCIPAL AMOUNT OF
\$216,000.00 AND THAT IN THE EVENT THE PRINCIPAL AMOUNT OF TH	E NEW LIEN 'S INCREASED BY A
SUBSEQUENT MODIFICATION OF THE UNDERLYING NOTE AND/OR MO	DRTGAGE BY LENDER, THEN THIS
SUBORDINATION SHALL. BE OF NO EFFECT WHATSOEVER WITH RESPECT TO	ANY AMOUNTS IN EXCESS OF SAID
PRINCIPAL AMOUNT, AND THE NEW LIEN SHALL BE SUBORDINATE TO THE TO ANY AMOUNTS IN EXCESS OF SAID PRINCIPAL AMOUNT.	SUBORDINATE LIEN WITH RESPECT
Default By Borrower. If Borrower becomes insolvent or bankrupt, this Agreement shall a	ramain in full force and affice. 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.
<u>Puration and Termination</u> . This Agreement will take effect when received by Lender,	without the accessity 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 grad	nt to Borrower or to Lender any financial
assistance or other accommodations, or (b) as limiting or precluding FAB from the exerc	ise of FAB's own judgment and discretion
about amounts and times of payment in making loans or extending accommodations to Bo	rrower.

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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.

<u>Successors</u>. 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 endorsee to whom Lender may transfer any or all of the New Lien.

IT WITNESS WHEREOF, the undersigned have executed this Subordination of Mortgage Agreement as of February 10, 2021

FIRST AMERICAN BANK	[LENDER]	: :
By: Upickthardt	Ву:	<u> </u>
Name: Ashley Licking de	Name:	
Title: Subordination Specialist	Title:	
Address: 80 Stratford Drive	Address:	:
Bloomingdale, IL 60108		
STATE OF ILLINOIS)		
COUNTY OF DUPAGE) SS.		

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Ashley Lichthardt personally known to me to be the same person whose at me is subscribed to the foregoing instrument as such officer of First American Bank, appeared before me this day in person and ack lowledged 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.

Given under my hand and notarial seal this day, February 10, 2021

Notary Public

"OFFICIAL SEAL"
OSCAR VILLALVA

75 C/074'S

Notary Public - State of Illinois
My Commission Expires June 08, 2022

THIS INSTRUMENT PREPARED BY: Ashley Lichthardt

Mail To:

FIRST AMERICAN BANK Loan Operations 201 S. State Street Hampshire IL 60140