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Doc#. 2118817151 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/07/2021 03:13 PM Pg: 1 of 4

Recording Requested By/Return To:

Wells Fargo P.O. Box 31557 MAC B6955-013 Billings, MT 59107-9900

This Instrument Prepared by:

Wells Fargo MAC P6050-017 P.O. Box 4149 Portland, OR 97208-4149 1-800-945-3056

Parcel#: 13-28-123 021

[Space Above This Line for Recording Data]

Reference: 255296110537410 - 20180950010016 '

SUBORDINATION AGREEMENT FOR LINE OF CREDIT MORTGAGE

Effective Date: 5/21/2021

Current Lien Amount: \$90,000.00

Senior Lender: Wells Fargo Bank, N. A.

04 CO41 Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A. this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Croup is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 5224 W GEORGE ST, CHICAGO, IL 60641

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is n a le by and among the Subordinating Lender, and the Senior Lender named above.

The Subordinating Lender has an interest in the Property by virtue of a Line Of Credit Mortgage (the "Existing Security Instrument") given by MARISELA ARROYO AND MANUEL OLIVARES, A NON VESTED SPOUSE, MARRIED TO EACH OTHER, covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 26th day of April, 2018, and which was filed in Document ID# 1812929354 at page (or as No.) of the Records of the Office of the Recorder of the County of Cook, State of Illinois.

 $\overline{\mathsf{X}}$ The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$144,400.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. To be recorded concurrently with this agreement.

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The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement. If, however, the New Loan or Amended Loan exceeds \$144,400.00 the Subordination Agreement is VOID. Further, if the Borrower(s) do not agree to the reduced credit limit, if applicable, then this Agreement is VOID.

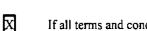


The Senior Lender has an existing loan in the original principal amount of N/A (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Mortgage, executed by Borrower, as trustor, in favor of N/A, as trustee for the benefit of Wells Fargo Bank, N. A., as beneficiary and recorded on N/A in N/A N/A at page N/A (or as No. N/A) of the Records of the Office of the Recorder of the County of N/A, State of Illinois (the "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

The Supordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORI, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate



If all terms and conditions set firth in this Agreement are met, the Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which way in the future be secured by the Existing Security Instrument.

N/A

If all terms and conditions set forth in this Ag eement are met, Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the panefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those hadding title under any of them.

Nonwaiver -



This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related Locuments shall affect this Agreement.

N/A

This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

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SUBORDINATING LENDER:
Wells Fargo Bank, N.A By (Signature) Mohammad H Ashraful (Title) Vice President Loan Documentation
FOR NOTARIZATION OF LENDER PERSONNEL
STATE OF Minnesota))ss. COUNTY OF Hennepin)
The foregoing Sub redination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this
SEAN A NAWROCKI NOTARY PUBLIC - MINNESOTA MY COMMISSION EXPIRES 01/31/2025

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Order No.: 28715975

LEGAL DESCRIPTION

EXHIBIT "A"

Or van Lot 4 in the Hulbert Fullerton Avenue Highlands Subdivision No. 23 of Lots 8 to 16 in Kerfoots Subdivision of the East 1/2 of the Northwest 1/4 of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Milnois. County Clark's Office

Assessor's Parcel No:

13-28-123-026