Doc#. 2119420380 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/13/2021 10:22 AM Pg: 1 of 5

TT96 -98134W

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(DOK - 103 Reference:

Account: XXXXXXX0972

SUBORDINATION AGREEMENT

Effective Date: 02/19/2021

KYLE N. MART AND YEN KIM DAO Owner(s):

WATERMAN STATE BANK Senior Lender:

Subordinating Lender: TCF National Bank

Trustee (Deed of Trust only): N/A

Property Address: 1356 N ARTESIAN AVE, CHICAGO, IL 60622

PID #: 16-01-220-026-0000

Pecording Regrested By: TCF National Bank ATTN: MODIFICATION GROUP 1405 XENIUM LANE MAIL CODE PCC-26-L PLYMOUTH, MN 55441

Instrument Prepared By: TOF NATIONAL BANK ATTN: MODIFICATION GIROUP 1405 XENIUM LANE PLYMOUTH, MN 55441

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by the Subordinating Lender in favor of the Senior Lender named above.

The Owners lists above own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a MORTGAGE or DEED OF TRUST given by the Owner, covering that real property, more particularly described as follows:

See Attached

Which document is dated APRIL 10TH, 2020, which was filed on APRIL 30TH, 2020 in Book N/A Page N/A (or as No. 2012120160) with the Office of the Register of Deeds, County Recorder, or Registrar of Titles with the County of COOK, State of ILLINOIS in the amount of \$71,850.00; (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to KYLE N. MART AND YEN KIM DAO by Subordinating Lender.

The Senior Lender has a greed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$510,103.76 (the "Nev. Loan or Amended Loan") provided that the New Loan or Amended Loan is secured by a first lien mortgage on the "Toperty (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

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 cet forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is never acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender and Trustee, if applicable, hereby subordingle 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 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 benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title vade, any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by under the New 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, and the Trustee, if applicable, individually or through its authorized officer, have each set their hand and seal as of the Effective Date above unless otherwise indicated. If the New Loan or Amended Loan exceeds \$510,103.76 the Subordination Agreement is VOID.

SUBORDINATING LENDER:	
TCF National Bank	
By (Signature)	02/19/2021 Date
Grady Ollhoff (Printed Name)	
Assistant Vice President (Title)	
If applicable, signed and acknowledge? in the presence of:	
Witness Witness FOR NOTARIZATION OF LENDER PERSONNEL	
Witness	
A notary public or other officer completing this certificate verifies only the identity of the individual document to which this certificate is attached, and not the truthfulness, accuracy or validity of that	ual who signed the t document.
STATE OF MINNESOTA)	
) ss. COUNTY OF HENNEPIN)	
The foregoing Subordination Agreement was acknowledged before me, Blair A. Zafft, a notary proficial qualified to administer oaths this 19 TH day of FEBRUARY, 2021, by Grady Ollhoff, as	
Assistant Vice President of the Subordinating Lender named above, on behalf of said Subordinat pursuant to authority granted by its Board of Directors. S/he is personally known to me or has propried for his/her identity.	ing 1 ender oduced fath factory
pursuant to authority granted by its Board of Directors. S/he is personally known to me or has pro	duced fath factory
pursuant to authority granted by its Board of Directors. S/he is personally known to me or has proproof of his/her identity. For California Only: I certify under PENALTY OF PERJURY under the laws of the State of California paragraph is true and correct. WITNESS my hand and official seal. (Notary Public) BLAIR NOTAR MINN	duced fath factory

10-28-2016

SUBORDINATION ONLY

Doc # 670 - Page 3 of 3

EXHIBIT 'A'

Lot 2 in Block 2 in Winslow and Jacobson's Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel ID(s): 16-01-220-026-0000

Proberty of Cook County Clerk's Office

2119420380 Page: 5 of 5



COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

The Land is described as follows:

LOT 2 IN BLOCK 2 IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SEL K COUNTON OF COOK COUNTY CLOTH'S OFFICE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurence issued by WFG National Title Insurence Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic

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