

UNOFFICIAL COPY

Doc#: 2125107628 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 12:59 PM Pg: 1 of 3

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File 41062877 2/2

GIT

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Mortgage Subordination Agreement

LOT 1 IN FAIR ELMS SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 1 IN BLOCK 8 AND THE NORTH 15 FEET OF LOT 2 IN BLOCK 8 IN FOREST HILLS COMMERCIAL PARK DISTRICT SUBDIVISION OF BLOCKS 5 TO 8, 17 TO 20, 29 TO 32, 41 TO 44 IN FOREST HILLS OF WESTERN SPRINGS, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12 TO 15 IN THE "HIGHLANDS", BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE LYING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 7, ALSO LOTS 1 TO 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT NO. 209880) IN BLOCK 12 IN THE HIGHLANDS, AFORESAID, ALL IN COOK COUNTY, ILLINOIS. ALSO FAIR ELMS AVENUE (NOW VACATED) AS SHOWN ON PLAT OF FOREST HILLS OF WESTERN SPRINGS, AFORESAID, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS. AS DOCUMENT 209880, ALL IN COOK COUNTY, ILLINOIS, AND THE SOUTH 35.00 FEET OF 50 STREET BEING A STRIP OF LAND 66.00 FEET WIDE, LYING NORTH OF ADJOINING LOT 1 IN BLOCK 8, IN FOREST HILLS COMMERCIAL AND PARK SUBDIVISION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2015, AS DOCUMENT NO. 1532129051.

Property address: 5004 Fair Elms Avenue, Western Springs, IL 60558
Tax Number: 18-07-218-050-0000

41062877

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WHEN RECORDED MAIL TO:

U.S. Bank PIN#:18-07-218-031 AND 18-07-218-032
4801 Frederica St.
Owensboro, KY 42301

Mortgage Subordination Agreement

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Account Number: 9408

This Agreement is made May 21, 2021, by and between U.S. Bank National Association ("Bank") and U.S. BANK N.A. ("Refinancer"). Bank is the mortgagee under a mortgage (the "Junior Mortgage") dated May 25, 2016, granted by James P Leonard Spouse of Anne Marie Orescanin Anne Marie Orescanin Spouse of James P Leonard James P Leonard and Anne Marie Orescanin, husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety ("Borrower"), and recorded in the office of Cook County, Illinois, on 6/23/2016, as Document 1617546073, encumbering the real property described herein (collectively, the "Property"). Refinancer is the mortgagee under a mortgage (the "Senior Mortgage") dated June 16, 20 21, granted by the Borrower, and recorded in the same office on August 9, 20 21, as 2122134007, encumbering the property. To induce Refinancer to make a loan to the Borrower secured by the Senior Mortgage, Bank has agreed to execute and deliver this Subordination Agreement.

ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Mortgage on the Property is and shall be and shall remain fully subordinate for all purposes to the lien of the Senior Mortgage on the Property, to the full extent of all sums from time to time secured by the Senior Mortgage; provided, however, that the total indebtedness secured by the Senior Mortgage does not exceed \$1,095,300.00, exclusive of interest thereon, amounts advanced to protect the lien and priority of the Senior Mortgage, and costs of collection, and provided further, that this agreement shall not be effective until each other mortgage or other lien recorded against the property (other than the Senior Mortgage) and each judgment that is a lien against the Property shall be subordinated of record of the lien of the Senior Mortgage.

Legal Description: See Attached Legal

Property Address: 5004 Fair Elms Avenue, Western Springs, Illinois 60558

IN WITNESS THEREOF, this Subordination Agreement is executed on the day and year first above stated.

U.S. Bank National Association

By: Derek Dever AVP

Caley Hall
Caley Hall, Witness

Ciera Williams
Ciera Williams, Witness

STATE OF Kentucky
COUNTY OF Daviess

The foregoing instrument was acknowledged before me May 21, 2021, by Derek Dever AVP of U.S. Bank National Association, a national banking association, on behalf of the association.

Elliott Johnson
Prepared by: Elliott Johnson

Daren Scott Tindle
Daren Scott Tindle, Notary Public

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EXHIBIT A

LOT 1 IN FAIR ELMS SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 1 IN BLOCK 8 AND THE NORTH 15 FEET OF LOT 2 IN BLOCK 8 IN FOREST HILLS COMMERCIAL PARK DISTRICT SUBDIVISION OF BLOCKS 5 TO 8. 17 TO 20. 29 TO 32. 41 TO 44 IN FOREST HILLS OF WESTERN SPRINGS, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12 TO 15 IN THE "HIGHLANDS", BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE LYING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 7. ALSO LOTS 1 TO 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT NO. 209880) IN BLOCK 12 IN THE HIGHLANDS, AFORESAID, ALL IN COOK COUNTY, ILLINOIS. ALSO FAIR ELMS AVENUE (NOW VACATED) AS SHOWN ON PLAT OF FOREST HILLS OF WESTERN SPRINGS, AFORESAID, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS. AS DOCUMENT 209880, ALL IN COOK COUNTY, ILLINOIS, AND THE SOUTH 35.00 FEET OF 50 STREET BEING A STRIP OF LAND 66.00 FEET WIDE, LYING NORTH OF ADJOINING LOT 1 IN BLOCK 8. IN FOREST HILLS COMMERCIAL AND PARK SUBDIVISION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2015, AS DOCUMENT NO. 1532129051.

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