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Doc#: 2126507192 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2021 10:37 AM Pg: 1 of 4

21-64413

This instrument was prepared by:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

After recording return to:
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 051046XXXX
Sub#: 339665

Bank of America



Real Estate Subordination Agreement

This Real Estate Subordination Agreement ("Agreement") is executed as of 07/06/2021, by BANK OF AMERICA, N.A. ("Subordinator") having an address of: 4161 Piedmont Parkway, Greensboro NC 27410, in favor of FAIRWAY INDEPENDENT MORTGAGE CORPORATION ISAOA AS THEIR RESPECTIVE INTEREST MAY APPEAR ("Junior Lien Holder"),

Whereas, Subordinator is the beneficiary/mortgagee/grantee under the indebtedness described in and secured by a security instrument (deed of trust, mortgage or security deed) dated 10/23/2018, executed by AUGUST F GENOVESI, with a property address of: 7710 DEMPSTER ST, 403, MORTON GROVE, IL 60053 which was recorded on 10/31/2018, in Volume/Book N/A, Page N/A, and Document Number 1830412042, and if applicable, modified on N/A, in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of COOK County, IL, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to AUGUST F GENOVESI (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, mortgage or security deed (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of FAIRWAY INDEPENDENT MORTGAGE CORPORATION ISAOA AS THEIR RESPECTIVE INTEREST MAY APPEAR in the maximum principal face amount of or not to exceed \$ 85,500.00 (the "Principal Amount") [For North Carolina only – bearing interest and payable as therein provided at the maximum rate of 2.4900% for a period not to exceed 180 months], including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

North American Title Company
1776A S. Naperville Rd #200
Wheaton, IL 60189

(For use in AR, AZ, CO, IA, IL, KS, MD, MN, MO, NC, NM, NV, OK, TX, and VA)

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Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation, any interest or late charges which may accrue thereon, and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Junior Lien Holder's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

BANK OF AMERICA, N.A.

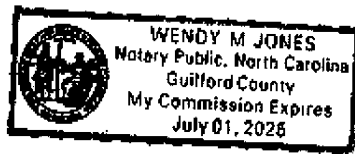
Glenda Oakley
By: Glenda Oakley
Its: Vice President

07/06/2021
Date



Individual Acknowledgment:
State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Sixth day of July, 2021, before me, Wendy M. Jones, the undersigned Notary Public, personally appeared Glenda Oakley, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.



Wendy M Jones
Signature of Person Taking Acknowledgment
Commission Expiration Date: 07/01/2025

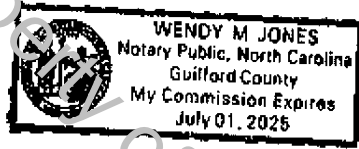
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This is to certify that this instrument was prepared by a Bank of America associate.

Corporate Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Sixth day of July, 2021, before me, Wendy M. Jones, the undersigned Notary Public, personally appeared Glenda Oakley, the Vice President of Bank of America, N.A. and that (s)he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.



Wendy M Jones

Signature of Person Taking Acknowledgment
Commission Expiration Date: 07/01/2025

Property of Cook County Clerk's Office

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15826-21-64413-IL

Property Address: 7710 Dempster Street, Unit 403, Morton Grove, IL 60053

Parcel ID: 09-13-329-021-1025

UNIT NUMBER 403 AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS THE 'PARCEL'): LOTS 231,232,233,234 AND THE EAST 1/2 OF LOT 230 IN WOODLAND ESTATES, UNIT 2, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO CONDOMINIUM DECLARATION MADE BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER ITS TRUST NUMBER 31455, DATED JANUARY 27, 1977, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY AS DOCUMENT 23B19640 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY); AND ALSO TOGETHER WITH A PERPETUAL EASEMENT CONSISTING OF THE RIGHT TO USE FOR PARKING PURPOSES PARKING SPACE(S) NUMBER 8 AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT 'A' TO THE SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office