

UNOFFICIAL COPY

Doc#: 2127028426 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2021 02:14 PM Pg: 1 of 3

FOR RECORDER'S USE ONLY

SUBORDINATION OF MORTGAGE

(CNBTC Loan No. 00015492-52001)

THE SUBORDINATION OF MORTGAGE dated February 23, 2021 is made and executed among Cornerstone National Bank & Trust Company ("Mortgagee/Subordinating Bank"); and Cornerstone National Bank & Trust Company, Its Successors and/or Assigns ("Lender").

SUBORDINATED INDEBTEDNESS. Mortgagee has extended the following described financial accommodation(s) (the "Subordinated Indebtedness") to Steven A. Felsenthal and Carol Felsenthal ("Borrower/ Grantor").

A Home Equity Credit Agreement and Disclosure 10/20 in the sum of \$500,000.00 dated December 26, 2019 with a Maturity of December 26, 2049, in favor of Cornerstone National Bank and Trust Company ("Mortgagee").

SUBORDINATED MORTGAGE. The Subordinated Indebtedness is secured by a Mortgage dated December 26, 2019 and recorded January 14, 2020, as Document No. 2001446284, from Mortgagor to Mortgagee (the "Subordinated Mortgage"), on certain premises in Cook County, Illinois

REAL PROPERTY DESCRIPTION. The Subordinated Mortgage covers the following real property located in Cook County, State of Illinois:

LOT 17 AND THE EAST 8.00 FEET OF THE WEST 106.43 FEET OF THE NORTH 3.00 FEET OF LOT 18 IN HULL'S, A SUBDIVISION OF BLOCK 52 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS 17 AND 18 THAT PART TAKEN FOR OPENING AND EXTENDING OGDEN AVENUE) IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1720B North Cleveland Avenue, Chicago, IL 60614
The Real Property tax identification number is 14-33-318-067-000.

NOW THEREFORE THE PARTIES TO THIS SUBORDINATION STATE THE FOLLOWING:

SUBORDINATION. The Subordinated Mortgage and the Subordinated Indebtedness secured by the Subordinated Mortgage is and shall be subordinated in all respects to the Lender's Lien and the Superior Indebtedness, and it is agreed the Lender's Lien shall be and remain, at all times, prior and superior to the lien of the Subordinated Mortgage. Furthermore, Lender is about to lead to Borrower Five Hundred Forty-Eight Thousand Dollars and 00/100 (\$548,000.00) to pay the indebtedness of Borrower to Lender (or other first mortgage to be paid off) and to obtain the release of the first mortgage in favor of Lender and in connection therewith, Borrowers shall give to Lender a Mortgage to secure the loan in the amount of \$548,000.00 and dated within 30 days of February 23, 2021. Recorded as document number 2113118395

DEFAULT BY BORROWER. If Borrower becomes insolvent or bankrupt, this Subordination shall remain in full force and effect.

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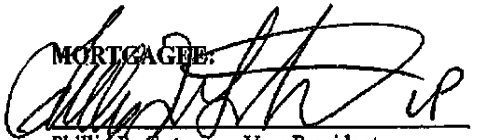
MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Subordination:

Existing First Mortgage: If the existing first mortgage in favor of Lender (or other lending institution), as described above, is released in full, then the mortgage in favor of Subordination Bank, shall be and is hereby subjected and subordinated and shall become in all respects subordinate and junior to the lien of the mortgage given by Borrower to Lender as collateral for the loan to pay off the existing first mortgage and to replace it with a mortgage in favor of Lender.

Principal Increases: Lender agrees to not increase the principal sum under the mortgage to which the Subordinating Bank hereby subordinates or to make additional advances of principal under the mortgage, without the written consent of Subordinating Bank. Notwithstanding, Subordinating Bank acknowledges that Lender has a right to interest on the unpaid principal balance of the mortgage, penalties for nonpayment thereof, and a right to recover amount expended for payment of real estate taxes, hazard insurance and costs incident to foreclosure and such items are included in this subordination.

Amendments: What is written in this Subordination is Mortgagee's entire agreement with Lender concerning the matters covered by this Subordination. To be effective, any change or amendment to this Subordination must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

Authority: The person who signs this Subordination as or on behalf of Mortgagee represents and warrants that he or she has authority to execute this Subordination and to subordinate the Subordinated Indebtedness and the Mortgagee's security interest in the Borrower's property, if any.

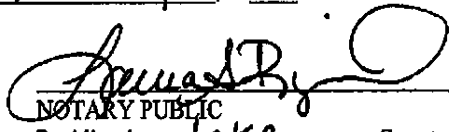
MORTGAGEE:

Phillip L. Gutmann, Vice President
Cornerstone National Bank & Trust Company

State of Illinois
County of COOK

I, the undersigned, a Notary Public in and for the said county, in the state aforesaid, do hereby certify, that the above named personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of FEBRUARY, 2021.




NOTARY PUBLIC
Residing in Lake County, Illinois

This Instrument Prepared By: Scott A. Adams

MAIL RECORDED DOCUMENT TO:
Laura Riegel, Credit Operations Officer
Cornerstone National Bank & Trust Company
553 N. North Court, Suite 200
Palatine, IL 60067

EXHIBIT A

The Land referred to in this Commitment is described as follows

Lot 17 and the East 8 00 feet of the West 106 43 feet of the North 3 00 feet of Lot 18 in Hull's, a subdivision of Block 52 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Pnncipal Meridian (except from said Lots 17 and 18 that part taken for opening and extending Ogden Avenue) in Cook County, Illinois

PIN 14-33-318-067-0000

FOR INFORMATION PURPOSES ONLY
THE SUBJECT LAND IS COMMONLY KNOWN AS
1720B North Cleveland Avenue
Chicago, IL 60614

Property of Cook County Clerk's Office