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Subordination Agreement

Doc#: 2130108272 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/28/2021 04:01 PM Pg: 1 of 5

2 of 2.
The parties agree as follows

Parties

Holder of the Existing Mortgage

Quorum Federal Credit Union, Successor in interest to Kraft Foods Federal Credit Union
2500 Westchester Avenue
Purchase, NY 10577

Mortgage in the New Mortgage (Mortgagee)

Compass Mortgage, inc. ISAOA

27755 Diehl Rd Suite 100

Warrenville, IL 60555

(Include new mortgagee address info above)

The Property

The Property is described as follows

See Schedule A attached hereto and made a part hereof

Prepared by Seth Eissenstat

Mail To
Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

2021-05379 RD

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1. Existing Mortgage

The Holder now owns and holds the following mortgage and the bond or note which it secures

Mortgage dated May 29, 2020 made by Paige Marie Kmetz and Matthew Bernard Kmetz to Quorum Federal Credit Union, f/k/a Kraft Foods Federal Credit Union in the amount of \$174,000 00, recorded on October 27, 2020 in Document number 2029938431, covering all or part of the Property

2. New Mortgage Description of Property Subordination

The owner of the Property is about to sign and deliver to Mortgagee, a New Mortgage to secure the amount of \$504,000 00 and interest, covering the Property. The Property is more fully described in the New Mortgage.

The Mortgagee will not accept the New Mortgage unless the Existing Mortgage is subordinated to it. In exchange for \$100, other good and valuable consideration and to induce Mortgagee to accept the New Mortgage, the Holder agrees to subordinate the Existing Mortgage lien of the New Mortgage lien.

The Existing Mortgage lien shall be subordinated in the amount secured by the New Mortgage, interest and advances already paid and to be paid and in the future under the New Mortgage. Examples of the advances are brokerage commissions, fees for making the loan, mortgage recording tax, documentary stamps, fee for examination of title and surveys. Advances may be paid without notice to Holder. This Subordination Agreement shall apply to any extension, renewal or modification of the New Mortgage.

3. No oral changes

This Agreement cannot be changed or ended except in writing signed by Holder.

4. Who is Bound

If there are more than one Holder each shall be separately liable. The words "Holder" and "Mortgagee" shall include their heirs, executors, administrators, successors and assigns. If there are more than one Holder or Mortgagee the words "Holder" and "Mortgagee" used in this Agreement includes them.

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Signatures

Holder states that Holder has read this Subordination Agreement, received and completely filled in copy of it and has signed this Subordination Agreement as of the date at the top of the first page

WITNESS

HOLDER

Quorum Federal Credit Union

| | |
|--|---|
|  <hr/> Amanda Powers Fulfillment Assoc. |  <hr/> Erin Lee S. HR Mgr |
|--|---|

Property of Cook County Clerk's Office

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NEW YORK ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of New York }

County of Westchester }

On September 13, 2021 before me, Amanda Rosolen
personally appeared Erin Lee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of New York that the foregoing paragraph is true and correct

WITNESS my hand and official seal

AMANDA ROSOLEN
NOTARY PUBLIC- State of New York
Reg. No. 01R06110659
Qualified in Westchester County
My Commission Expires June 01, 2024

Notary Public Signature [Signature] (Notary Public Seal)

INSTRUCTIONS FOR COMPLETING THIS FORM

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages Document Date

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other

- This form complies with current New York statutes regarding notary wording and if needed should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the New York notary to violate New York notary law*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment
 - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
 - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)
 - Print the name(s) of document signer(s) who personally appear at the time of notarization.
 - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. h1/she/they, is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording
 - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges re-seal if a sufficient area permits, otherwise complete a different acknowledgment form
 - Signature of the notary public must match the signature on file with the office of the county clerk

Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document. Indicate title or type of attached document, number of pages and date. Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer indicate the title (i.e. CEO CFO Secretary)

- Securely attach this document to the signed document with a staple

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EXHIBIT A

PARCEL 1

UNIT 1 IN 3104 N DAMEN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 6 FEET OF LOT 45 AND THE NORTH 24 FEET OF LOT 46 IN OWNER'S SUBDIVISION OF THE EAST 8 ACRES OF OUTLOT 17 IN THE SNOW ESTATE SUBDIVISION OF THE EAST OF 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2024110086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2024110086

Commonly known as 3104 North Damen Avenue Unit 1, Chicago, IL 60618
PIN Number 14-30-106-084-0000