

UNOFFICIAL COPY

FIRST AMERICAN TITLE  
FILE# 3126759

Doc#. 2207306135 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2022 09:20 AM Pg: 1 of 4

This document was prepared  
by:

First Eagle Bank  
Attn: Disbursement Statement  
1040 E. Lake Street  
Hanover Park, IL. 60133

**SUBORDINATION AGREEMENT**

**THIS SUBORDINATION AGREEMENT** made this 24th day of February 2022 by and between Michael Thompson and Dee Thompson f/k/a Deneeta Thompson, as joint tenants ("BORROWER"); Urbane Home LLC, an Illinois limited liability company ("COMPANY") and First Eagle Bank ("MORTGAGEE" and "LENDER").

**WITNESSETH**

**WHEREAS**, COMPANY is indebted to MORTGAGEE in the original principal amount of TWO MILLION SEVEN HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$2,750,000.00) pursuant to that certain agreement that governs the note known as Promissory Note ("NOTE") of COMPANY, dated December 8, 2021 executed by Dee Thompson, which indebtedness is secured by a certain Mortgage and Assignment of Rents (collectively known as "MORTGAGE") in favor of MORTGAGEE dated December 8, 2021, and recorded on December 10, 2021 as Document Nos. 2134420059 and 2134420060 in the Office of the Recorder of Cook County, Illinois and covering the following real property ("PROPERTY") described as follows:

THE WEST HALF OF THE SOUTH HALF OF SUB LOT 94 IN THE SUBDIVISION OF THE WEST HALF OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 TO 134, INCLUSIVE, AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C.K.A: 1525 N North Park Avenue, Chicago, IL 60610  
P.I.N. 17-04-202-011-0000

**AND WHEREAS**, LENDER has provided or is about to provide BORROWER with financial accommodation in the form of new credit or loan advances in the amount of ONE MILLION FIVE HUNDRED NINETY-NINE THOUSAND EIGHT AND 30/100 DOLLARS

# UNOFFICIAL COPY

(\$1,599,008.30) subject to the condition that MORTGAGEE subordinates its MORTGAGE on the PROPERTY to the Mortgage of Lender in the amount of \$1,599,008.30 and MORTGAGEE has agreed thereto.

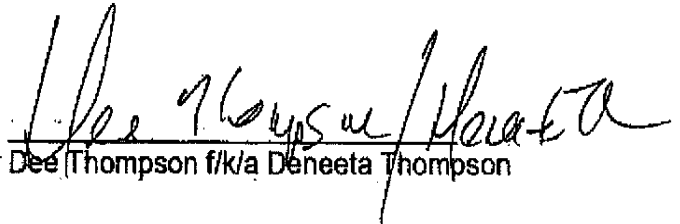
**NOW, THEREFORE**, in consideration of the above terms and provisions, the parties agree as follows:

1. MORTGAGEE hereby consents and agrees that its MORTGAGE on the PROPERTY is and shall be subject and subordinate to the lien of the Mortgage of LENDER in the amount of \$1,599,008.30.
2. This Agreement shall be binding upon and insure to the benefit of the parties' respective successors and assigns.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement as of the day and year first written above.

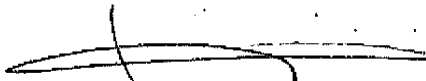
**BORROWER:**

  
 Michael Thompson

  
 Dee Thompson f/k/a Deneeta Thompson

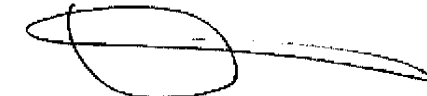
**MORTGAGEE:**

FIRST EAGLE BANK

  
 By: Faruk Daudbasic, Senior Vice President

**LENDER:**

FIRST EAGLE BANK

  
 By: Faruk Daudbasic, Senior Vice President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS ) SS.  
COUNTY OF )

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that **Michael Thompson and Dee Thompson f/k/a Deneeta Thompson**, personally appeared before me and acknowledged that this document was signed voluntarily and for the uses and purposes set forth therein.

SUBSCRIBED AND SWORN TO before me this 24 day of February, 2022.

[Signature]  
Notary Public  
My commission Expires: 9-17-22

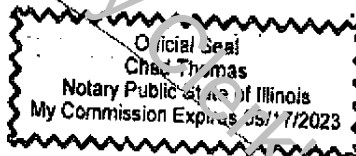


STATE OF ILLINOIS ) SS.  
COUNTY OF )

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that **Faruk Daudbasic**, Senior Vice President of First Eagle Bank personally appeared before me and acknowledged that he/she signed this document as his/her free and voluntary act and deed as well as that of the corporation he/she represents for the uses and purpose set forth therein.

SUBSCRIBED AND SWORN TO before me this 21 day of February, 2022

[Signature]  
Notary Public  
My commission Expires: 9-17-23



Property of County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS ) SS.  
COUNTY OF )

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that **Michael Thompson** and **Dee Thompson f/k/a Deneeta Thompson**, personally appeared before me and acknowledged that this document was signed voluntarily and for the uses and purposes set forth therein.

SUBSCRIBED AND SWORN TO before me this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public

My commission Expires: \_\_\_\_\_

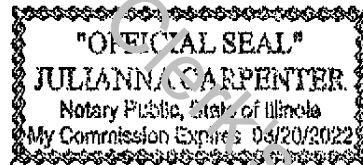
STATE OF ILLINOIS ) SS.  
COUNTY OF DEKALB)

I, a Notary Public in and for the County and State listed above, DO HEREBY CERTIFY that **Faruk Daudbasic**, Senior Vice President of First Eagle Bank personally appeared before me and acknowledged that he/she signed this document as his/her free and voluntary act and deed as well as that of the corporation he/she represents for the uses and purpose set forth therein.

SUBSCRIBED AND SWORN TO before me this 7 day of March, 2022.

Julianne Carpenter  
Notary Public

My commission Expires: 8/20/2022.



Property of CPA County Office