

UNOFFICIAL COPY

Doc#. 2208306444 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2022 01:58 PM Pg: 1 of 4

Citywide Title Corporation
4544 W. 103rd St. Suite 101
Oak Lawn, IL 60453

Prepared by:
Republic Bank of Chicago
2221 Camden Court
Oak Brook, IL 60523

703024 2/2 SUBORDINATION AGREEMENT

Agreement made as of this 14th day of February 2022 by and between Zillow Home Loans, LLC, ISAOA (hereinafter referred to as "Lender" when mentioned in the context of the new Mortgage referred to below) and REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, (hereinafter referred to as "Subordinate Mortgagee" when mentioned in the context of the Inferior Instruments referred to below).

WHEREAS, Mahendra D. Shah, as joint tenants, hereinafter referred to as "Mortgagor") have applied to Lender for a mortgage loan to secure an indebtedness of \$555,000.00 and

WHEREAS, the subject property is presently encumbered by a Mortgage, recorded on August 23, 2018, by the Cook County Recorder, Illinois as Document Number 1823508067 given to secure a NOTE DATED August 3, 2018 IN THE PRINCIPAL SUM OF \$198,000.00, (hereinafter collectively referred to as "Inferior Instruments"); and

WHEREAS, Subordinate Mortgagee has agreed to subordinate the lien of the Inferior Instruments so as to facilitate the new loan to Mortgagor; and

WHEREAS, the property is legally described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KENDALL, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 5 IN EAGLE'S NEST SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 42, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-29-104-005

Common Address: 3200 Potter Road, Glenview, IL 60026

NOW THEREFORE, in consideration of the mutual covenants herein contained, the sum of ONE (1) DOLLAR, in hand paid by each of the parties to the other, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto hereby covenant and agree as follows:

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- 1) Subordinate Mortgagee covenants that the lien of the Note referenced in the Inferior Instruments shall be and remain at all times secondary and inferior to the lien of the Note dated 3/2/22, in the amount of \$555,000.00, payable to the Lender, secured by Mortgage of even date therewith MARCH 2, 2022 by the RECORDER OF COOK County, ILLINOIS as Document No. _____ (hereinafter respectively referred to as the "First Note" and the "First Mortgage).
- 2) Subordinate Mortgagee warrants that it is the owner of the Note secured by the Inferior Instruments and that it has full authority and right to enter into this Agreement.
- 3) Subordinate Mortgagee covenants that it will not assign or transfer to others any interest it has in the Inferior Instruments for so long as any of the indebtedness secured by the First Mortgage remains outstanding, unless such assignment or transfer is expressly made subject to this Subordination Agreement.
- 4) This Subordination Agreement is executed and delivered in DuPage County and shall be construed under and governed by the laws of the State of Illinois.

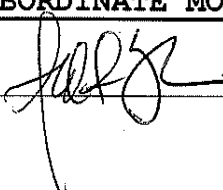
IN WITNESS WHEREOF, the parties hereto hereby set their hands and seals the date and year first above written.

LENDER: Fairway Independent Mortgage Corporation

SUBORDINATE MORTGAGEE:

REPUBLIC BANK OF CHICAGO

BY



John Slade EVP/Chief Credit Officer

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STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named _____, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____ 2022

Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF **DuPage**)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named John Slade, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as officers of said Corporation and caused the seal of said Corporation to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 16th day of February, 2022.

Sherrri Genna
Notary Public



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EXHIBIT "A"

LOT 5 IN EAGLE'S NEST SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 29, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 04-29-104-005-0000

P.A.: 3200 POTTER RD

GLENVIEW, IL

60024

Property of Cook County Clerk's Office