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SUBORDINATION AGREEMENT

92-142421

Agreement made this 21st day of February, 1992, by
and among Suburban Bank of West Brook, a Illinois corporation
("Existing Mortgagor"), Thomas Lecou
(collectively "Owner") and ~~XXXXXXXXXXXXXX~~ PREFERRED MORTGAGE
ASSOCIATES, LTD., ("New Mortgagee").

WHEREAS,

WHEREAS, the Owner owns the entire fee title to certain real property
and improvements thereon known as 6931 Sunset Countryside, IL 60525
more particularly described in Exhibit A
attached hereto ("Real Estate"); and

WHEREAS, Existing Mortgagor is a mortgagee pursuant to the terms of a
Mortgage ("Existing Mortgage") between Owner and Mortgagor dated March 18, 1988
and recorded on March 21, 1988, as document Number 88115474
in the office of the Cook County Recorder of Deeds (the "Trust
Deed"); and

WHEREAS, New Mortgagee has issued the commitment letter to Owner subject
to the terms and conditions of which it will lend to Owner the sum of
\$88,000.00 to be secured by a mortgage on the Real Estate
("New Mortgage"), a copy of which has been supplied to Existing Mortgagor,
but is unwilling to take the loan except on the security described unless
this Agreement has first been executed and delivered; and

WHEREAS, Existing Mortgagor has agreed to subordinate the Existing
Mortgage to the lien of the New Mortgage in a manner satisfactory to
Existing Mortgagor.

NOW, THEREFORE, In consideration of the premises, the mutual covenants
contained herein, and other good and valuable consideration, receipt of
which is hereby acknowledged, the parties hereto agree as follows:

1. New Mortgagee and Owner hereby certify as of the date hereof that
their status is as aforesaid, that the New Mortgage is in full force and
effect and has not been modified, altered or amended from the form supplied
to Existing Mortgagor as aforesaid; and that no default exists on the part of
the Owner under the New Mortgage or the Note it secures.

2. Neither the Owner nor the New Mortgagee will, without the prior
written consent of the Existing Mortgagor, amend, modify, or supplement the
New Mortgage or the Note it secures or any extensions or renewals thereof.

3. Except as expressly provided herein, the Existing Mortgage is and
shall be subject, subordinate and inferior in all respects to the New Mortgage
with the same force and effect as if the New Mortgage has been executed,
delivered and recorded prior to the execution, delivery and recordation of
the Existing Mortgage.

4. Without limitation of the foregoing:

(a) The Owner further agrees that from and after the date hereof,
owner shall deliver to Existing Mortgagor or its successors or
assigns a copy of any notice or statement by New Mortgagee to
Owner under the New Mortgage at the same time such notice or
statement is delivered to the Owner.

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LOT 16 IN BLOCK 1 IN CANTIGNY MANOR SUBDIVISION BEING A SUBDIVISION
OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12
EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE EAST 64.55 ACRES
THEREOF AND EXCEPT THAT PART CONVEYED FOR 71ST STREET AND EXCEPT
THE WEST 33 FEET OF SAID SOUTHEAST 1/4 AND EXCEPT THE EAST 100 FEET
OF THE WEST 133 FEET OF THE NORTH 100 FEET OF SAID SOUTHEAST 1/4 IN
COOK COUNTY, ILLINOIS.

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(d) The New Mortgagor further agrees that in the event of any act or omission by Owner under the New Mortgage (as modified hereto), which would give New Mortgagor the right to accelerate the debt secured by the New Mortgage or to foreclose on the Real Estate, New Mortgagor will not exercise any such right until (i) it has given written notice of such act or omission to Existing Mortgagor or its successors or assigns, and (ii) Existing Mortgagor, or its successors or assigns, shall, following the giving of such notice, have failed with reasonable diligence to remedy such act or omission.

(e) The New Mortgagor further agrees that from and after the date hereof, it shall deliver to Existing Mortgagor or its successors or assigns a copy of any notice or statement given by New Mortgagor to the owner under the New Mortgage at the same time such notice or statement is delivered to the owner.

(f) Reciprocal action, amendment, waiver or release of any provision of this Agreement, or of any right, obligation, failure or cause of action arising hereunder shall be valid or binding for any purpose whatsoever unless in writing and duly executed by the party against whom the same is sought to be asserted.

(g) All notices, demands and responses given or required to be given hereunder shall be in writing. All such notices, demands and responses by Owner and New Mortgagor to Existing Mortgagor shall be deemed to have been properly given if served by certified mail, registered or certified mail, postage prepaid, addressed to Existing Mortgagor at:

Suburban Bank of West Brook and
10500 W. Germantown Pond
Westchester, IL 60154

or to such other address as Existing Mortgagor may from time to time designate by written notice to Owner and New Mortgagor given as herein required.

(h) This Agreement shall bind to the benefit of and be binding on the parties hereto and their respective successors and assigns.

(i) This Agreement shall be governed by the laws of the State of Illinois.

IN WITNESS WHEREOF, Existing Mortgagor, New Mortgagor, and Owner have respectively executed this Agreement on the day and year first above written.

EXISTING MORTGAGOR:
Suburban Bank of West Brook
10500 W. Germantown Pond
Westchester, IL 60154

By: *Roger D. Seydel*
Roger D. Seydel

Attest:

OWNER: *Thomas M. loton*
Thomas M. loton
Stacy M. loton
Stacy M. loton

By: *John C. Pfeifer*

PREFERRED MORTGAGE ASSOCIATES., LTD
3140 FINLEY RD SUITE 404
DOWNERS GROVE, IL 60515

Attest: *John C. Pfeifer*
PRESIDENT
Attest: *John C. Pfeifer*
VICE PRESIDENT

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