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MORTGAGE SUBORDINATION AGREEMENT

THIS AGREEMENT, made the 8th day of October, 1993 between Lehman Capital Corp., formerly known as Shearson Lehman Capital Corporation, a New York Corporation with offices in the city and State of New York (hereinafter referred to as subordinating creditor) and Mountain States Mortgage Centers, Inc., a Company with offices in Sandy, Utah (hereinafter referred to as favored creditor).

WHEREAS, the subordinating creditor now owns and holds a certain mortgage made by Sherman Johnson and Wanda L. Johnson (hereinafter referred to as mortgagor) to Northeast Savings, F.A., dated the 23rd day of February, 1985 and recorded in the office of the Official Records of Cook County, IL on the 11th day of April, 1985, at Instrument 27508579, in the principal amount of \$13,144.80 covering premises located at 6238 S. Justine Road, Chicago, IL 60636, Lot 16 in Staples' subdivision of the west half of the south west 1/4 of the south west 1/4 of the south west 1/4 of the section 17, township 38 north, range 14, east of the third principal meridian, in Cook County, Illinois; and

WHEREAS, the favored creditor has agreed to lend mortgagor \$36,019.00 in accordance with that certain mortgage dated the ___ day of _____, 19__ between favored creditor and mortgagor; and

WHEREAS, as a condition of the favored creditor lending the mortgagor \$36,019.00, the favored creditor requires that the above mentioned mortgage, held by the subordinating creditor be subordinated in lien to the lien of the mortgage for \$36,019.00 from mortgagor to favored creditor.

NOW, THEREFORE, in consideration of the premises contained herein, and other good and valuable consideration, the sufficiency of which is acknowledged by each, the subordinating creditor hereby covenants and agrees with the favored creditor that the mortgage held by the subordinating creditor and described herein shall be subject to and subordinate in lien to the mortgage from mortgagors to favored creditor which is attached hereto as Exhibit "A" and incorporated herein by reference; provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan by favored creditor to mortgagor described herein, except as to advances made by favored creditor for the payment of taxes and insurance.

IN WITNESS WHEREOF, Northeast Savings, F.A., attorney-in-fact for the subordinating creditor, has executed these presents the day and year first above written.

Northeast Savings, F.A.
Attorney-in-Fact for
Lehman Capital Corp., formerly known as
Shearson Lehman Capital Corporation
By: Bernadette Basiel
Name: Bernadette Basiel
Title: Vice President

Marilyn J. Eastwood
Witness Marilyn J. Eastwood

Barbara M. Slopak
Witness Barbara M. Slopak

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer the day and year first above written.

SEAL

NORTHEAST SAVINGS, F.A.
Attorney-In-Fact for
Lehman Capital Corp., formerly known as
Shearson Lehman Capital Corporation
By: Bernadette Basiel
Name: Bernadette Basiel
Title: Vice President

State of Connecticut)
County of Hartford)

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On this day of October 8, 1993, before me personally came Bernadette Basiel to me personally known, who, by me duly sworn, did depose and say that he/she resides in Durham, Connecticut, that he/she is the Vice President of Northeast Savings, F.A., attorney-in-fact for Lehman Capital Corp., formerly known as Shearson Lehman Capital Corporation; that he/she executed the within instrument on behalf of the association; that he/she knows the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said association; and that he/she signed his/her name thereto by like order.

Jeffrey J. Rossini
Notary Public - Jeffrey J. Rossini

My Commission Expires: My Commission Expires
July 31, 1998

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BY COMMISSIONER