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SUBORDINATION AGREEMENT

Agreement made this 24TH day of FEBRUARY, 1990 by and among AVONDALE FEDERAL SAVINGS BANK, a federally-chartered mutual savings bank ("Existing Mortgagee"), MICHAEL S. FROMAN AND GLORIA S. FROMAN (collectively "Owner"), and ACCU BANK MORTGAGE CORPORATION ("New Mortgagee").

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Lot No. 9 in The Arctos of Wilmette, being a subdivision of part of Gehrig's Subdivision and lot 1 of Gehrig's Subdivision Unit No. 2 in the Northeast quarter of the Southeast quarter of Section 31, Township 42 North, Range 13, East of the Third Principal Meridian, in the Village of Wilmette, in Cook County, Illinois.

05-31-408-171

WITNESSETH:

WHEREAS, the Owner owns the entire fee title to certain real property and improvements thereon known as, 3112 TEMPLE LN, WILMETTE, IL 60091-2904, more particularly described in Exhibit A attached hereto if necessary ("Real Estate"); and

WHEREAS, Existing Mortgagee is a mortgagee pursuant to the terms of a Mortgage ("Existing Mortgage") between Owner and Mortgagee dated JANUARY 25, 1990, and recorded on 14TH day of FEBRUARY, 1990, as Document Number 90-074035 in the office of the COOK County Recorder of Deeds (the "Trust Deed"); and

WHEREAS, New Mortgagee has issued its commitment letter to Owner subject to the terms and conditions of which it will lend to Owner the sum of \$ ONE HUNDRED & SIXTY EIGHT THOUSAND EIGHT HUNDRED (\$168,800.00) to be secured by a mortgage on the Real Estate ("New Mortgage"), a copy of which has been supplied to Existing Mortgagee, but is unwilling to make the loan or accept the security described unless this Agreement has first been executed and delivered; and

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

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 Mortgagee 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 Mortgagee, amend, modify, or supplement the New Mortgage or the Note it secures or any extensions or renewals thereof, except as to changes in the interest rate.
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 had been executed, delivered and recorded prior to the execution, delivery and recordation of the Existing Mortgage.

Without limitation of the foregoing:

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

DEPT-01 RECORDING
143222 TRAM 6754 02/25/93 13:58:00
93148426 * 93-148426
COOK COUNTY RECORDER \$25.00

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(b) The New Mortgagee further agrees that in the event of any act or omission by Owner under the New Mortgage (as modified hereby) which would give New Mortgagee the right to accelerate the Note secured by the New Mortgage or to foreclose on the Real Estate, New Mortgagee will not exercise any such right until it has given written notice of such act or omission to Existing Mortgagee or its successors or assigns.

5. No modification, amendment, waiver or release of any provision of this Agreement, or of any right, obligation, claim 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. The new Mortgage is dated February 19, 1993 and recorded on February 25, 1993 in the Office of the Recorder of County, Illinois as Document No. 93-148425.

6. All notices, demands and requests given or required to be given hereunder shall be in writing. All such notices, demands and requests by Owner and New Mortgagee to Existing Mortgagee shall be deemed to have been properly given if served in person or if sent by United States registered or certified mail, postage prepaid, addressed to Existing Mortgagee at:

Attn: Customer Service
AVONDALE FEDERAL SAVINGS BANK
20 North Clark Street
Chicago, Illinois 60602

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

7. This Agreement shall inure to the benefit of and by binding on the parties hereto and their respective successors and assigns.

8. This Agreement shall be governed by the laws of the State of Illinois.

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

EXISTING MORTGAGEE:
AVONDALE FEDERAL SAVINGS BANK

NEW MORTGAGEE:
ACCU BANC MORTGAGE CORPORATION

By: [Signature]
RICHARD D. MICHAELS Senior V. P.

By: _____
President

Attest: [Signature]
DORIA KOROS Secretary

Attest: _____
Secretary

OWNER: [Signature]
MICHAEL S. FROMAN

Property Address: [Signature]
DORIA S. FROMAN
3112 TEMPLE LN.
WILMETTE, IL. 60091-2904

Property Index Number:
05-31-408-171

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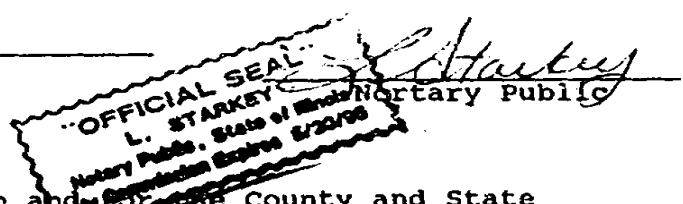
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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I the undersigned, a Notary Public, in and for the County, in the State aforesaid, DO HEREBY CERTIFY., that MICHAEL S. FROMAN AND GLORIA S. FROMAN personally known to me to be the same person OR 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 same instrument as THEIR free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of FEBRUARY, 1993.

Commission expires: 5/20/96



STATE OF ILLINOIS)
) SS.
COUNTY OF)

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY., that RICHARD D. MICHAELS personally known to me to be the Senior Vice President of Avondale Federal Savings Bank, a and DORIA KOROS personally known to me to be the Secretary of said corporation and 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 severally acknowledged that as such RICHARD D. MICHAELS SENIOR VICE PRESIDENT and DORIA KOROS Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, 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 official seal, this _____ day of _____, 19 ____.

Commission expires: _____

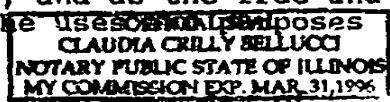
STATE OF ILLINOIS)
) SS.
COUNTY OF)

Notary Public

I the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY., that RICHARD D. MICHAELS personally known to me to be the Senior Vice President of AVONDALE FEDERAL SAVINGS BANK, a federally chartered savings bank, and DORIA KOROS personally known to me to be the SECRETARY of said corporation, and 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 severally acknowledged that as such SENIOR VICE PRESIDENT and SECRETARY, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, 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 official seal, this _____ day of _____, 1993.

Commission expires: MARCH 31, 1996



Claudia Crilly Bellucci
Notary Public

THIS INSTRUMENT PREPARED BY:
AVONDALE FEDERAL SAVINGS BANK
20 NORTH CLARK STREET
CHICAGO, ILLINOIS 60602
(312) 782-6200

MAIL TO: ATTN: CUSTOMER SERVICE
AVONDALE FEDERAL SAVINGS BANK
20 NORTH CLARK STREET
CHICAGO, ILLINOIS 60602

SUBAGRMT - Subordination Agreement
02/03/93

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