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Vertical handwritten text on the left margin.

This Subordination Agreement is made this 25th day of FEBRUARY 1994 by BANK ONE, CHICAGO, ILL. AS SUCCESSOR BY MERGER WITH BANK ONE LAWRENCE (hereinafter referred to as: Prior Party)

RECITALS

- 1. Prior Party is the owner and/or holder of the following non-declaratory and of the Note evidencing the indebtedness secured thereby:
A. Mortgage (or Trust Deed) dated FEBRUARY 25, 1993 and recorded MARCH 15, 1993 in the Office of the Recorder of Deeds of COOK County, Illinois, as Document No. 931919M made by RICHARD A. HIPSKEY & LINDA S. HIPSKEY, HIS WIFE to Prior Party covering the real estate described in Exhibit A attached hereto ("Property").
Assignment of Rents dated NA and recorded NA in the Office of the Recorder of Deeds of NA County, Illinois, as Document No. NA
Other NA
P.I.N. #: 02-14-406-016

PROPERTY ADDRESS: 126 N. ELMWOOD AVENUE, COOK COUNTY, ILLINOIS PALATINE, IL 60067 FILED FOR RECORD

All of which aforesaid documents are hereinafter referred to as the "Prior Party Loan Documents". Prior Party has agreed with Standard Federal Bank ("Bank") that the Prior Party Loan Documents shall be subordinated to the lien of the Bank evidenced by the liens and encumbrances hereafter referred to.

AGREEMENT

NOW, THEREFORE, for value received, Prior Party, for itself, its successors and assigns, hereby subordinates the lien of the Prior Party Loan Documents and the indebtedness secured thereby in all respects to the lien created by the following documents relating to the Property and the indebtedness secured thereby in favor of the Bank:

- (a) Mortgage dated 2/7/94 made by Richard S. Hipskey & Linda S. Hipskey in favor of Bank and recorded on COOK County, Illinois, as Document No. 94143124
(b) Assignment of Rents dated 1/12/94 made by in favor of Bank and recorded on County, Illinois, as Document No.
(c) Other:

Handwritten numbers 23 and 24.

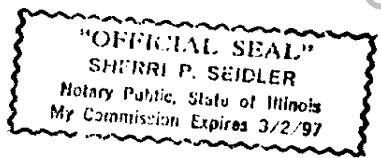
Further, Prior Party agrees not to commence foreclosure of its lien and/or security interests or take any other action to force the sale of the Property unless Bank has commenced to foreclose its lien and/or its security interest in the Property. This Agreement shall be binding upon the Prior Party, its successors and assigns and shall enure to the benefit of the Bank and its successors and assigns.

This Agreement may not be modified except in writing and such modification must be signed and acknowledged by Bank. This Agreement has been executed as of the day and year first above written.

Signature of JOEY L. CULBERTSON, VICE PRESIDENT, BANK ONE, CHICAGO, ILL.

ATTEST: David Heffner, CONSUMER CREDIT OFFICER

STATE OF ILLINOIS) COUNTY OF COOK) SS



I, SHERRI P. SEIDLER, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that JOEY L. CULBERTSON and DAVID HEFFNER personally known to me the same persons whose names are subscribed to in the foregoing instrument, appeared before me this in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 2ND day of FEBRUARY, 1994. My Commission Expires: 3/2/97

Document Prepared by: DAVID HEFFNER
To Be Returned to: BANK ONE, CHICAGO, ILL. P.O. BOX 7070 ROSEMONT, IL 60018-7070
Attention: LOAN OPERATIONS

Bank 333

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REGISTERED

Property of Cook County Clerk's Office

REGISTERED

[Handwritten signature]

REGISTERED
CLERK OF THE COURT
COOK COUNTY, ILLINOIS

COOK COUNTY CLERK'S OFFICE
110 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312-743-3000

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EXHIBIT "A"

PROPERTY ADDRESS: 126 N. ELMWOOD AVENUE
PALATINE, IL 60067

P.I.N. #: 02-14-405-016

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 3 IN ARTHUR T. MC INTOSH AND COMPANY'S PALATINE MANOR IN THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

94143124