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WHEN RECORDED MAIL TO:

Parkway Bank & Trust Company
4800 N. Harlem
Harwood Heights, IL 60656

DEPT-01 RECORDING \$29.00
T#0012 TRAN 1268 07/10/96 12:04:00
#0530 # CG *-96-526069
COOK COUNTY RECORDER

SEND TAX NOTICES TO:

Parkway Bank and Trust Company,
not personally but as trustee w/in
11255 dtd. December 7, 1995.
4800 N. Harlem Avenue
Harwood Heights, IL 60656 Box 333

FOR RECORDER'S USE ONLY

29.00
NA

This Subordination Agreement prepared by: Jeannette M. Lesniak
4800 N. Harlem Avenue
Harwood Heights, IL 60656

3

76-10-445 SUBORDINATION AGREEMENT - MORTGAGE

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS SUBORDINATION AGREEMENT dated May 24, 1996 is entered into among Francesco Romanzi and Lucia Romanzi ("Borrower"), Parkway Bank & Trust Company ("Mortgagee") and Parkway Bank & Trust Company ("Lender").

SUBORDINATED INDEBTEDNESS. Mortgagee has extended the following described financial accommodations (the "Subordinated Indebtedness") to Frank Romanzi and Lucia Romanzi ("Mortgagor"):

a Note and Mortgage in the amount of \$162,000.00 dated May 2, 1994 in favor of Parkway Bank & Trust Company.

SUBORDINATED MORTGAGE. The Subordinated Indebtedness is secured by a mortgage dated 05-02-1994 from Mortgagor to Mortgagee (the "Subordinated Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded May 13, 1994 as document #94444579 in the office of Cook County

REAL PROPERTY DESCRIPTION. The Subordinated Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

LOT 74 (EXCEPT THE EAST 19 FEET THEREOF) AND ALL OF LOTS 75 AND 76 IN H.O. STONE AND COMPANY'S FIRST ADDITION TO BELMONT AVENUE TERRACE, BEING THE SOUTH 1240.1 FEET OF LOT 5 OF ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7458 W. Belmont, Chicago, IL 60634. The Real Property tax identification number is 12-24-428-021-0000 & 12-24-428-042-0000.

REQUESTED FINANCIAL ACCOMMODATIONS. Borrower, who may or may not be the same person as Mortgagor, and Mortgagee each want Lender to provide financial accommodations to Borrower (the "Superior

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SUBORDINATION AGREEMENT - MORTGAGE

(Continued)

05-24-1996

Loan No 11

Page 3

attorneys' fees and legal expenses whether or not there is a lawsuit, including attorneys' fees and legal expenses for bankruptcy proceedings (and including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services. Mortgagee and Borrower also shall pay all court costs and such additional fees as may be directed by the court.

Successors. This Agreement shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Agreement, and the covenants of Borrower and Mortgagee herein in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the Superior Indebtedness.

Waiver. Lender shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Agreement shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by Lender, nor any course of dealing between Lender and Mortgagee, shall constitute a waiver of any of Lender's rights or of any of Mortgagee's obligations as to any future transactions. Whenever the consent of Lender is required under this Agreement, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

EACH PARTY TO THIS SUBORDINATION AGREEMENT - MORTGAGE ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND EACH PARTY AGREES TO ITS TERMS.

BORROWER:

X *Francesco Romanzi*
Francesco Romanzi

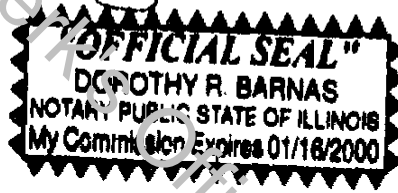
X *Lucia Romanzi*
Lucia Romanzi

Parkway Bank & Trust Company, not individually but a/t/u/t/n 11255 dated 12/7/95

BY: *John Kerkow*

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF July, 1996.

John R. Barnes
NOTARY PUBLIC



MORTGAGEE:

Parkway Bank & Trust Company

By *Renna Diamond*
Renna Diamond, Vice President

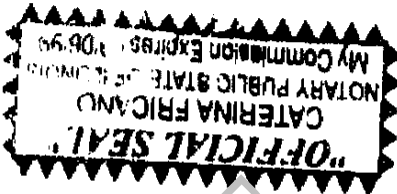
LENDER:

Parkway Bank & Trust Company

By: *Paul Stachan*, M20
Authorized Officer

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My commission expires _____ 09-06-99

Notary Public in and for the State of _____ ILLINOIS

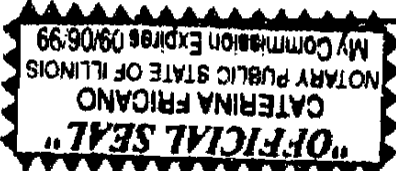
By _____ Residing at _____ HARWOOD HEIGHTS

On this 6TH day of JUNE, 19 96, before me, the undersigned Notary Public, personally appeared Renma Diamond, Vice President of Parkway Bank & Trust Company, and known to me to be authorized agents of the corporation that executed the Subordination Agreement and acknowledged the Agreement to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Agreement and in fact executed the Agreement on behalf of the corporation.

COUNTY OF _____ COOK) ss

STATE OF _____ ILLINOIS

CORPORATE ACKNOWLEDGMENT



My commission expires _____ 09-06-99

Notary Public in and for the State of _____ ILLINOIS

By _____ Residing at _____ HARWOOD HEIGHTS

Given under my hand and official seal this 6TH day of JUNE, 19 96.

On this day before me, the undersigned Notary Public, personally appeared Francesco Romanzi and Lucie Romanzi, to me known to be the individuals described in and who executed the Subordination Agreement, and acknowledged that they signed the Agreement as their free and voluntary act and deed, for the uses and purposes therein mentioned.

COUNTY OF _____ COOK) ss

STATE OF _____ ILLINOIS

INDIVIDUAL ACKNOWLEDGMENT

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06-24-1996
Loan No 11

SUBORDINATION AGREEMENT - MORTGAGE (Continued)

Page 5

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) ss

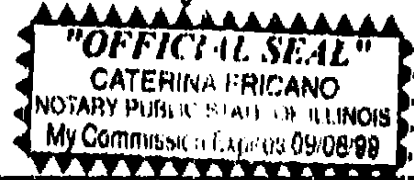
COUNTY OF Cook)

On this 6TH day of JUNE, 19 96, before me, the undersigned Notary Public, personally appeared PAUL GEMBARA and known to me to be the MORTGAGE LOAN OFFICER authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Caterina Fricano Residing at Harwood Heights

Notary Public in and for the State of Illinois

My commission expires 09-06-99



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(IL-G211 E3.21 F3.21 P3.21 ROMANZI.LN R2.OV)

Cook County Clerk's Office

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