

REAL ESTATE MORTGAGE SUBORDINATION AGREEMENT

3/1  
In consideration of Lender's granting any extension of credit or other financial accommodation to ERNESTO P. ESPINOSA, FRANCIS ESPINOSA and ALEJANDRO P. ESPINOSA ("Mortgagor", whether one or more), to Mortgagor and another, or to another guaranteed or indorsed by Mortgagor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Mortgagee ("Mortgagee") hereby subordinates to STERLING Mortgage Financial Corporation ("Lender") in the manner and to the extent described in this Agreement all interests, rights and title in the property described in paragraph 1. together with all privileges, hereditaments, easements, and appurtenances, all rents, leases, issues, and profits, all claims, awards and payments made as a result of the exercise of the right of eminent domain, and all existing and future improvements and fixtures, if any (the "Property") under a mortgage from Mortgagor to Mortgagee dated April 3, 1994, and recorded in the office of the Register of Deeds of Cook County, Wisconsin, on April 19, 1994, as Document No. 94346908

Return To: AND PREPARED BY  
BANK ONE, MILWAUKEE, NA  
111 EAST WISCONSIN AVENUE  
MILWAUKEE, WI 53201-2033

(Fac) \_\_\_\_\_ (Records) (Image) \_\_\_\_\_  
In (Vol) \_\_\_\_\_ of (Migs) on (page) \_\_\_\_\_ ("Mortgagee's Mortgage").

1. Description of Property. The legal description of the Property is as follows:

SEE ATTACHED

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 9047 02/07/96 10:44:00  
#6187 CG \*-96-103353  
COOK COUNTY RECORDER

If checked here, the description continues or appears on reverse side or attached sheet.

2. Superior Obligations. Mortgagee's right, title and interest in the Property as against any person other than Lender or Lender's assignee is expressly reserved and not affected by this Agreement. As between Mortgagee and Lender, the priorities granted Lender by this Agreement are limited to and shall not exceed the obligations checked below ("Obligations"), provided the same are in fact secured by a properly recorded mortgage on the Property from Mortgagor to Lender ("Lender's Mortgage"):

(a) The following note(s):

Note #1 dated \_\_\_\_\_, 19\_\_\_\_, in the sum of \$\_\_\_\_\_, plus interest, \_\_\_\_\_ (Name of Maker) to Lender.  
Note #2 dated \_\_\_\_\_, 19\_\_\_\_, in the sum of \$\_\_\_\_\_, plus interest, \_\_\_\_\_ (Name of Maker) to Lender.

and any renewals, extensions or modifications thereof, but not increases in principal amount.

(b) The sum of \$206,500.00, plus interest AS DOC # 96103353

(c) All present and future credit extended by Lender to Mortgagor, to Mortgagor and another, or to another guaranteed or indorsed by Mortgagor.

3. Priority. Mortgagee agrees that the lien of Lender's Mortgage shall be prior to the lien of Mortgagee's Mortgage described above to the extent and with the effect described in paragraph 4 on the reverse side.

Mortgagee agrees to the Additional Provisions on the reverse side.

Signed and Sealed January 18, 1996 (date)

Bank One, Chicago (SEAL)

By: Larry L. Preston (SEAL)  
II Credit Manager, Consumer Loan Officer

By: Michael P. Knighton (SEAL)  
Consumer Lending Officer

By: Michael P. Knighton (SEAL)

AUTHENTICATION

Signatures of \_\_\_\_\_  
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

OR ACKNOWLEDGEMENT

STATE OF WISCONSIN  
County of Milwaukee

This Instrument was acknowledged before me on January 18, 1996, by Larry L. Preston & Michael P. Knighton

as Officer (Type of authority, e.g., officer, trustee, etc., if any)  
of Bank One, Milwaukee, Chicago, N.A. (Name of party on whose behalf instrument was executed, if any)

Notary Public Daniel W. Reed County, Wis.  
My Commission (Expires) (in) 10-11-97

BOX 333-CTI

Title: Member State Bar of Wisconsin or authorized under Sec. 706.06, Wis. Stats.

This instrument was drafted by  
Larry L. Preston

\*Type or print name signed above.

96103353

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## ADDITIONAL PROVISIONS

4. *Division of Proceeds.* To the extent Mortgagee is entitled to them by virtue of Mortgagee's Mortgage, all claims, awards and payments made as a result of the exercise of the right of eminent domain against the Property, or any part, all rents, income or profits of the Property, all compensation received for the taking of the Property, or any part, by condemnation proceedings, all compensation received as damages for injury to the Property, or any part, all proceeds from insurance on improvements to the Property, and all net proceeds arising from a foreclosure against the Property or a deed given in lieu of foreclosure ("Payments"), shall, as between Mortgagee and Lender, be paid, distributed or otherwise dealt with in the manner and to the extent required by the terms and conditions of Lender's Mortgage, notwithstanding terms and conditions to the contrary contained in Mortgagee's Mortgage, until the Obligations are paid in full or Lender's Mortgage is satisfied. If any Payments are received by Mortgagee before the Obligations are paid in full or Lender's Mortgage is satisfied, Mortgagee shall deliver the Payments to Lender for application to the Obligations, indorsed or assigned, if necessary, to effect transfer to Lender. Payments made or received after satisfaction of Lender's Mortgage or payment in full of the Obligations shall be paid, distributed or otherwise dealt with as though this Agreement did not exist.

5. *Protective Advances.* If Mortgagor fails to perform any of Mortgagor's duties set forth in Mortgagee's Mortgage or in Lender's Mortgage, and if Mortgagee or Lender performs such duties or causes them to be performed, including paying any amount so required ("Protective Advances"), the Protective Advances shall be added to the Obligations if paid by Lender or, if paid by Mortgagee with the consent of Lender and secured by Mortgagee's Mortgage, given the priority accorded such advances under the Mortgagee's Mortgage as though this Agreement did not exist.

6. *Successors and Assigns.* This Agreement benefits Lender, its successors and assigns, and binds Mortgagee and its heirs, personal representatives, successors and assigns, and is not intended to benefit any other person or entity.

Property of Cook County Clerk's Office

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STREET ADDRESS: 2638 N. STRATFORD ROAD

CITY: ARLINGTON HEIGHTS COUNTY: COOK

TAX NUMBER: 03-16-117-015-0000

## LEGAL DESCRIPTION:

LOT 967 IN NORTHGATE UNIT NINE SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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