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Cook County, Recorder 25.50

SUBORDINATION AGREEMENT

THIS AGREEMENT made as of this 20th day of November, 1997, by and between Beneficial Financial ("Lienholder") and The Mortgage Team

WHEREAS, Hattie S. Fisher and Daniel Fisher ("Borrowers") executed and delivered to Lienholder a mortgage dated 4-27-96 filed of record on 5-1-96 with the County Recorder of Cook County, Illinois, as Document No. 96328982 covering the following described property located in said county and state (the "Property"):

LOT 13 IN BLOCK 1 IN VENDLEY AND COMPANY'S THIRD ADDITION TO HILLSIDE ACRES, A SUBDIVISION OF THAT PART OF THE EAST 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF THE AURORA, ELGIN AND CHICAGO ELECTRIC RAILROAD, ALSO PART OF THE EAST 7 ACRES OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF BUTTERFIELD ROAD, IN COOK COUNTY, ILLINOIS. PHN IS-07-407-012

WHEREAS, Borrower executed and delivered to The Mortgage Team mortgage on the above-described Property dated the 20th day of November, 1997 filed of record on 1997, with the County Recorder of the County of Cook, Illinois, as Document No. _____, and in the amount of \$ 120,000 and

WHEREAS, it is the intention of the parties hereto, and the purpose of this Agreement, to make the aforesaid mortgage to The Mortgage Team all respects senior, prior and superior to the aforesaid mortgage to Lienholder.

NOW THEREFORE, for good and valuable consideration, and in order to induce The Mortgage Team to advance funds upon its mortgage, Lienholder does hereby subordinate the lien of its mortgage to the lien of The Mortgage Team Mortgage, and all extensions, modifications and renewals thereof and all advances and future advances thereunder.

NETCO INC,
415 N. LaSalle, Ste. 402
Chicago, IL 60610

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notwithstanding that the Lienholder's mortgage was executed and recorded prior to the execution and recordation of the Mortgage Team mortgage, and agrees that all right, title, lien and interest acquired by the Mortgage Team either by foreclosure proceedings or otherwise, under its mortgage, shall be prior and superior to any and all rights, title, lien and interest heretofore or hereafter acquired by Lienholder under the Lienholder's mortgage.

IN TESTIMONY WHEREOF, Lienholder has caused these presents to be executed the day and year first above written.

Lienholder:

By Larry Gross
Beneficiary, Illinois, Inc. also d/b/a
Beneficial Mortgage Co. of Illinois
Its 193 North York Rd.
Elmhurst, IL 60126

By _____

Its _____

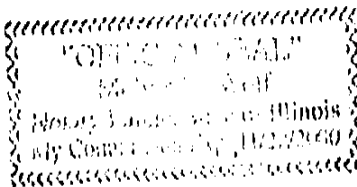
STATE OF _____)

COUNTY OF _____)

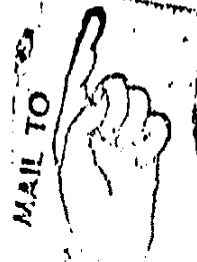
) SS.

The foregoing instrument was acknowledged before me this 20 day of November 1997, by Larry Gross and _____ of Beneficial a corporation under the laws of the United States of America, on behalf of the corporation.

Muhom W W of
Notary Public



NETCO INC.
416 N. LaSalle, Ste. 402
Chicago, IL 60610



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