



LOAN#:

When Recorded Mail To:

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**SUBORDINATION AGREEMENT**

Empire Funding Corporation, owner and holder of that certain Mortgage dated August 8, 1998, in the principal amount of \$11,000.00, executed by Levid & Lisa Vega, to Empire Funding Corporation, recorded August 21, 1998 as Document # R98-741306, in consideration of public records of one dollar and other valuable consideration, receipt of which is hereby acknowledged, do hereby subordinate the lien of said Mortgage to the Mortgage of union Federal Savings Bank of Indianapolis, its successors and or assigns in the principal amount not to exceed \$125,818.00 executed by Levid & Lisa Vega and recorded in Book \_\_\_\_\_, at Page \_\_\_\_\_.

In witness whereof, the owner and holder has hereunto set his hand and seal this April \_\_\_\_\_, 1998.

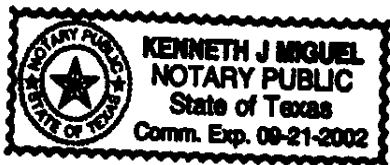
Sharon Varga  
Authorized Agent - SHARON VARGA:AST VP  
Empire Funding Corporation

Sherry Spell  
SHERRY SPELL:AST SEC

State of TEXAS  
County of TRAVIS

I, Notary Public of the State of \_\_\_\_\_ TEXAS \_\_\_\_\_, certify that SHARON VARGA:AST VP & SHERRY SPELL :AST SEC \_\_\_\_\_, Authorized Agent of Empire Funding Corporation personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and seal this April 20th, 1998.



Kenneth J. Miguel  
Notary Public KENNETH J MIGUEL

(Space above for Notary Seal)

My Commission Expires: \_\_\_\_\_

# UNOFFICIAL COPY

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of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in Cook County, Illinois:

LOT 8 IN BLOCK 7 IN MIDLAND DEVELOPMENT COMPANY'S NORTHLAKE VILLAGE UNIT NUMBER 11, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM 7 ACRES OF LAND IN THE SOUTHWEST CORNER OF SAID 1/4; 14 SECTION DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT IN THE CENTER OF INTERSECTION OF LYNDALE AVENUE AND ROY AVENUE EXTENDED; THENCE ALONG SOUTH 557.15 FEET ALONG CENTER LINE OF ROY AVENUE AND THENCE EAST 549.10 FEET ALONG SOUTH LINE OF NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 557.15 FEET PARALLEL TO THE CENTER LINE OF ROY AVENUE, THENCE WEST 549.10 FEET PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

12-32-124-008-0000

Parcel ID #: 273 E. Lyndale, Northlake  
which has the address of 60164  
Illinois

[Zip Code] ("Property Address")

[Street, City],

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

## UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.