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RECORDING REQUESTED BY:

99375332

4463/0129 30 001 Page 1 of 4
1999-04-19 15:47:36
Cook County Recorder 27.50

AND WHEN RECORDED, MAIL TO:

The Money Store
Attn: Subordination Dept.
4837 Watt Avenue
North Highlands, CA 95660



99375332

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SUBORDINATION AGREEMENT

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

THIS AGREEMENT, made this 15th day of April 1999, by Trina ~~Mame~~ ^{Marie} Adams, owner of the land hereinafter described and hereinafter referred to as "Owner", and TMS Mortgage, Inc., DBA The Money Store, present owner and holder of the Deed of Trust and Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS Trina ~~Mame~~ ^{Marie} Adams did execute a Deed of Trust, dated September 12, 1998 to xxx as Trustee covering:

Property as more fully described in said Deed of Trust

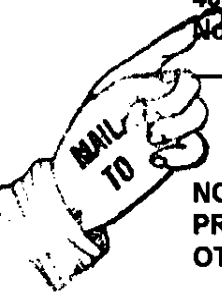
To secure a Note in the sum of \$24,000.00, dated September 12, 1998, in favor of TMS Mortgage, Inc. which Deed of Trust was recorded December 2, 1998, Instrument No. 03085054, Book xxx, Page xxx assigned to TMS Mortgage, Inc. DBA The Money Store, recorded xxx, Instrument No. xxx, Book xxx, Page xxx, Official Records of Cook County, State of Illinois; and

WHEREAS, Owner has executed, or is about to execute a Deed of Trust and Note in the sum not to exceed \$150,400.00, dated 4/12/99, in favor of FT Mortgage Companies dba Atlantic Coast Mortgage, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Deed of Trust first above mentioned.



MAIL TO

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The North 1/2 of Lot 41 and all of Lot 42 in Block 83 in S.E. Gross Third Addition to Grossdale, being a subdivision of part of Section 3, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

1. That said Deed of Trust securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Deed of Trust first above mentioned.
2. That Lender would not make its loan above described without this subordination agreement.
3. That this agreement shall be the whole and only agreement between that parties hereto with regard to the subordination of the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender above referred to and shall supersede and cancel any prior agreements as to such, or any subordination including, but not limited to those provisions, if any, contained in the Deed of Trust first above mentioned, which provide for the subordination of the lien or charge thereof to a Deed or Deeds of Trust or to a Mortgage or Mortgages to be thereafter executed.

Beneficiary declares, agrees and acknowledges that

- A. It consents to and approves (i) all provisions of the Note and Deed of Trust in favor of Lender above referred to, and (ii) all agreements including, but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- B. Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- C. It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- D. An endorsement has been placed upon the note secured by the Deed of Trust first above mentioned that said Deed of Trust has by this instrument been subordinated to the lien or charge of the Deed of Trust in favor of Lender above referred to.

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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.

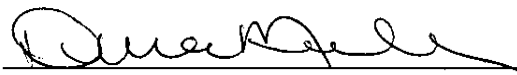
TMS Mortgage Inc., DBA The Money Store



Nick Sikeotis, Assistant Vice President,



Witness: Sarah Myers



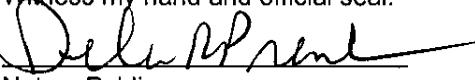
Witness: Debra Muller

State of: California

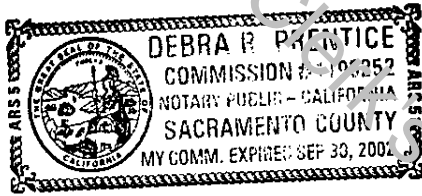
County of: Sacramento

On April 5, 1999 before me Debra R Prentice a notary public, personally appeared, Nick Sikeotis, Assistant Vice President, TMS Mortgage Inc., DBA The Money Store, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her/his authorized capacity (ies), and that by her/his signature on the instrument the person(s), or the entity(ies) on behalf of which he/she acted, executed the instrument.

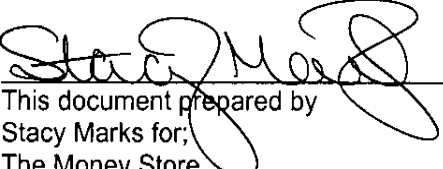
Witness my hand and official seal.



Notary Public



Borr: Adams
Loan No.: 60143849



This document prepared by
Stacy Marks for,
The Money Store
3464 El Camino Ave #200
Sacramento, CA 95821

