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Doc#: 1017404044 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2010 08:55 AM Pg: 1 of 5

C.T.I./W
8496842 2012
210021094

RECORDING COVER PAGE

<input type="checkbox"/> DEED	<input type="checkbox"/> RE-RECORD TO
<input type="checkbox"/> MORTGAGE	
<input type="checkbox"/> OTHER	
<input type="checkbox"/> POWER OF ATTORNEY	
<input type="checkbox"/> RELEASE	
<input checked="" type="checkbox"/> SUBORDINATION AGREEMENT	

BOX 333-CT

503

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C T.I./W

SUBORDINATION AGREEMENT (MORTGAGE)

This Subordination Agreement ("Agreement") is entered into by PNC Bank, National Association, as successor by merger to National City Bank, for itself and/or its successors and assigns ("Subordinating Mortgagee"), and Bank of America, N.A. ("New Lender") on 05/14/2010.

RECITALS

WHEREAS, JIANPING JIN and QI QUAN HUANG aka QI Q HUANG ("Borrower") executed a certain mortgage dated 12/12/2009, in favor of PNC Bank, National Association, as successor by merger to National City Bank or its predecessor-in-interest identified above, which mortgage was duly recorded on 01/13/2010, Record No. _____ on Page _____, as Instrument No. 1001357296, in the COOK County Recorder's Office, State of IL ("Existing Mortgage"), with respect to the property ("Property"), described in Exhibit A (attached hereto and incorporated herein), the address and permanent parcel number for which are:

1854 TRAILS EDGE, NORTHBROOK, IL 60062

WHEREAS, the New Lender desires to make a loan in the amount of \$415,000.00 (the "New Loan") to be secured by a mortgage on the Property (the "New Mortgage"), which New Mortgage is dated _____.

WHEREAS, in order to make the New Loan, New Lender has requested subordination of the lien of the Existing Mortgage to the lien of the New Mortgage, and Subordinating Mortgagee is hereby willing to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage, to the extent of the New Loan, on the terms and conditions set forth below.

NOW THEREFORE, in consideration of these premises, Subordinating Mortgagee and New Lender agree as follows:

1. The lien of the Existing Mortgage is hereby subordinated and postponed in priority to the lien of the New Mortgage, in the same manner and with like effect as though the New Mortgage had been executed, delivered and recorded prior to the execution, delivery and recordation of the Existing Mortgage. Notwithstanding the foregoing, the subordination, as described herein, does not extend to (i) any future advance clause contained in the New Mortgage; (ii) any future advance of funds to Borrower by New Lender except for advances under the New Mortgage for foreclosure costs and advances for taxes and insurance premiums; or (iii) any debt or obligation of Borrower to New Lender other than the New Loan.

2. The subordination, as described herein, is expressly subject to the valid creation, grant, attachment and perfection of the lien of the New Mortgage, and nothing contained herein shall be construed to alter or release indebtedness due and owing to the

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Subordinating Mortgagee under any obligations secured by the Existing Mortgage, and Subordinating Mortgagee specifically reserves and retains all right, title and interest that it holds pursuant to the Existing Mortgage, including, without limitation, any right to declare a default, accelerate, and exercise any remedies (including the right to foreclosure); and

3. The terms of the New Loan shall not be modified without the prior written consent of Subordinating Mortgagee. Any modification of the New Loan without the prior written consent of Subordinating Mortgagee shall render this Agreement null and void and of no further force and effect.

PNC Bank, National Association, as successor by merger to National City Bank

By: *Kelly Clementich*
Name: **Kelly Clementich**
Title: **Officer**

Signed and Acknowledged in the Presence of:

Tina McCain
Tina McCain, Witness

Diana Finnemore
Diana Finnemore, Witness

STATE OF OHIO

} SS

County of Cuyahoga

Before me, the undersigned, a Notary Public in and for said County and State, this MAY 14 2010 personally appeared **Kelly Clementich** as **Officer of PNC Bank, National Association, as successor by merger to National City Bank** and acknowledged the execution of the foregoing Agreement.

Mary A. Marotta
Notary Public: _____
My Commission Expires: _____
County Of Residence: _____



Mary A. Marotta
Notary Public, State of Ohio
My Commission Expires 2-8-12

This instrument prepared by **Tina McCain, PNC Bank, National Association, as successor by merger to National City Bank.**

Please return to:

**PNC Bank
ATTN: Tina McCain
6750 Miller Road, Loc BR-YB58-01-B
Brecksville OH 44141**

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1410 008496842 HL
STREET ADDRESS: 1854 TRAILS EDGE
CITY: NORTHBROOK **COUNTY:** COOK
TAX NUMBER: 04-15-204-011-0000

LEGAL DESCRIPTION:

PARCEL 1:

LOT 19 IN PARK PLACE ESTATES OF NORTHBROOK, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RIGHTS FOR PARK PLACE ESTATES OF NORTHBROOK DATED MAY 14, 1993 AND RECORDED MAY 17, 1993 AS DOCUMENT 93366707 MADE BY PARK PLACE ESTATES OF NORTHBROOK LIMITED PARTNERSHIP OVER THE FOLLOWING DESCRIBED LAND:

LOTS 45 AND 46 (ALSO KNOWN AS OUTLOTS C AND D) IN PARK PLACE ESTATES OF NORTHBROOK SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 330 FEET OF THE SAID NORTHEAST 1/4 THAT IS 1206.56 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 01 DEGREES 00 MINUTES 21 SECONDS WEST, 400.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET FOR AN ARC DISTANCE OF 486.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 46 DEGREES 00 MINUTES 21 SECONDS WEST AND A CHORD DISTANCE OF 438.41 FEET TO A POINT OF TANGENCY, THENCE NORTH 88 DEGREES 59 MINUTES 39 SECONDS WEST, 24.11 FEET; THENCE SOUTH 54 DEGREES 50 MINUTES 03 SECONDS W, 96.82 FEET; THENCE SOUTH 33 DEGREES 21 MINUTES 51 SECONDS W, 60.00 FT; THENCE SOUTH 72 DEGREES 25 MINUTES 51 SECONDS WEST, 95.86 FEET TO THE NORTHEASTERLY LINE OF THE METROPOLITAN SANITARY DISTRICT EASEMENT AS RECORDED PER DOCUMENT NUMBER 23 876 793; THENCE ALONG THE SAID EASEMENT THE FOLLOWING THREE COURSES AND DISTANCES: SOUTH 17 DEGREES 34 MINUTES 09 SECONDS E, 766.40 FEET; SOUTH 12 DEGREES 32 MINUTES 45 SECONDS WEST, 387.72 FEET; SOUTH 56 DEGREES 28 MINUTES 21 SECONDS EAST, 38.39 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY, SAID LINE BEING 70.00 FEET NORTHWEST OF THE CENTERLINE OF SAID RIGHT OF WAY; THENCE NORTH 35 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY 1199.79 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 29 SECONDS EAST, 6.10 FEET TO A POINT THAT IS 65.00 FEET NORTHWEST OF THE SAID CENTERLINE; THENCE NORTH 35 DEGREES 57 MINUTES 20 SECONDS

(CONTINUED)

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CITY: NORTHBROOK **COUNTY:** COOK
TAX NUMBER: 04-15-204-011-0000

LEGAL DESCRIPTION:

EAST CONTINUING ALONG THE SAID RIGHT OF WAY LINE, 692.62 FEET TO THE CENTERLINE OF WAUKEGAN ROAD; THENCE NORTH 19 DEGREES 42 MINUTES 27 SECONDS WEST ALONG THE SAID CENTERLINE 453.56 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH 330 FEET OF THE NORTHEAST 1/4, THENCE NORTH 88 DEGREES 59 MINUTES 39 SECONDS WEST ALONG THE SAID SOUTH LINE, 593.45 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OF THE LAND FALLING IN WAUKEGAN ROAD AND ALSO EXCEPTING THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID NORTH EAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 04 MINUTES 09 SECONDS WEST ON THE EAST LINE OF SAID NORTH EAST 1/4, 1791.23 FEET TO THE CENTERLINE OF WAUKEGAN ROAD; THENCE NORTH 41 DEGREES 08 MINUTES 51 SECONDS WEST, ON SAID CENTERLINE, 547.32 FEET TO A POINT OF CURVATURE ON SAID CENTERLINE; THENCE NORTHWESTERLY ON SAID CENTERLINE AND ON A 1471.58 FOOT RADIUS CURVE CONCAVE TO THE NORTH EAST, THROUGH A CENTRAL ANGLE OF 20 DEGREES 25 MINUTES 46 SECONDS, 524.71 FEET TO A POINT OF TANGENCY ON SAID CENTERLINE; THENCE NORTH 20 DEGREES 43 MINUTES 05 SECONDS WEST, ON SAID CENTERLINE, 190.02 FEET TO THE NORTH WEST RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AND TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEGREES 58 MINUTES 01 SECOND WEST, ON SAID NORTH WEST RIGHT OF WAY LINE 78.70 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER PLS 2377", AND TO A POINT 65.00 FEET SOUTH WEST OF, AS MEASURED PERPENDICULAR TO, SAID CENTERLINE; THENCE NORTH 20 DEGREES 43 MINUTES 05 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 315.19 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER PLS 2377"; THENCE NORTH 69 DEGREES 16 MINUTES 55 SECONDS EAST, PERPENDICULAR TO SAID CENTERLINE, 12.00 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER PLS 2377"; THENCE NORTH 20 DEGREES 43 MINUTES 05 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 150.00 FEET TO A 5/8 INCH REBAR WITH AN ALLIED CAP STAMPED "STATE OF ILLINOIS DIVISION OF HIGHWAYS ROW CORNER PLS 2377"; THENCE NORTH 69 DEGREES 16 MINUTES 55 SECONDS EAST, PERPENDICULAR TO SAID CENTERLINE, 53.00 FEET TO SAID CENTERLINE; THENCE SOUTH 20 DEGREES 43 MINUTES 05 SECONDS EAST, ON SAID CENTERLINE, 420.83 FEET TO THE POINT OF BEGINNING.) ALL IN COOK COUNTY, ILLINOIS.