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Doc#: 1021616035 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/04/2010 01:30 PM Pg: 1 of 4

Above space for Recorder's Use Only

RECORDING COVER PAGE

- SUBORDINATION AGREEMENT (MORTGAGE)
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* Please note: This cover page has been attached to the document for recording purposes. It is a permanent part of the document and has been included in the page count.

2010061413 Dept

Portfolio Title Company

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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 **PNC Mortgage, a Division of PNC Bank N.A.** ("New Lender") on **06/24/2010**.

RECITALS

WHEREAS, **AMANDA BONNELL and TRENTON BONNELL** ("Borrower") executed a certain mortgage dated **07/22/2009**, 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 **07/27/2009**, Record No. _____ on Page _____, as Instrument No. **0920833053**, 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:

120 Bertling Ln, Winnetka, IL 60093

WHEREAS, the New Lender desires to make a loan in the amount of **\$417,000.00** (the "New Loan") to be secured by a mortgage on the Property (the "New Mortgage"), which New Mortgage is dated **06/24/10**.

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: *[Signature]*

Signed and Acknowledged in the Presence of:

Name: Catherine G. Thompson
Title: Assistant Vice President

[Signature]
Diana Finnemore, Witness

[Signature]
Don Clevenger, Witness

STATE OF OHIO
County of Cuyahoga

Before me, the undersigned, a Notary Public in and for said County and State, this 6/24/2010 personally appeared Catherine G. Thompson as Assistant Vice President of PNC Bank, National Association, as successor by merger to National City Bank and acknowledged the execution of the foregoing Agreement.

[Signature]
Notary Public: _____
My Commission Expires: _____
County Of Residence: _____



John McGonegal
Notary Public, State of Ohio
My Commission Exp. 6-28-12

This instrument prepared by Marcia Afton, PNC Bank, National Association, as successor by merger to National City Bank.

Please return to:
PNC Bank
ATTN: Marcia Afton
6750 Miller Road, Loc BR-YB58-01-B
Brecksville OH 44141

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 30 IN TRIER CENTER NEIGHBORHOOD SUBDIVISION, BEING A SUBDIVISION OF 7 IN THE CIRCUIT COURT PARTITION IN THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 05-21-413-007-0000

Property Address: 120 Bertling Lane, Winnetka, IL, 60093

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