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Doc#: 1022341028 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/11/2010 12:00 PM Pg: 1 of 3

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 Astoria ("New Lender") on 07/14/2010.

RECITALS

WHEREAS, ANDREW BLOOMER and ELIZABETH BLOOMER ("Borrower") executed a certain mortgage dated 01/26/2006, 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 02/15/2006, Record No. _____ on Page _____, as Instrument No. 0604602112, 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:

4552 N SEELEY AVE, CHICAGO, IL 60625

WHEREAS, the New Lender desires to make a loan in the amount of \$997,000.00 (the "New Loan") to be secured by a mortgage on the Property (the "New Mortgage"), which New Mortgage is dated JULY 30, 2010

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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BOX 334 CT

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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]
Name: Linda Meyer
Title: Vice President

Signed and Acknowledged in the Presence of:

[Signature]
Don Cleveland, Witness

[Signature]
Cynthia Peskura, Witness

STATE OF OHIO

} SS

County of Cuyahoga

Before me, the undersigned, a Notary Public in and for said County and State, this 14 July 2010 personally appeared Linda Meyer as 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 Justin Pope, PNC Bank, National Association, as successor by merger to National City Bank.

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

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STREET ADDRESS: 4552 NORTH SEELEY AVENUE

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-18-127-016-0000

LEGAL DESCRIPTION:

LOT 1 IN ALONZO C. WOOD SUBDIVISION OF LOTS 1 AND 2 IN SUBDIVISION OF LOT 1 IN BLOCK 8 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office