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Doc#: 1025726019 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2010 08:20 AM Pg: 1 of 4

CITYWIDE
TITLE CORPORATION
850 W. JACKSON BLVD., SUITE 320
CHICAGO, IL 60607

144325 2 of 2

RECORDING COVER PAGE

This page is used for the purpose of affixing Recording Information.

Deed

Mortgage

Other Subordination

Remarks:

^{Borrower(s)}
Trevor Engelhardt &
Terrance Walzak

Citywide Title Corporation
850 W. Jackson Blvd.
Unit 320
Chicago, IL 60607

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SCY _____
INT C.T.

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242**SUBORDINATION AGREEMENT
(MORTGAGE)**

This Subordination Agreement ("Agreement") is entered into by **PNC BANK N.A. SUCCESSOR BY MERGER TO NATIONAL CITY BANK**, for itself and/or its successors and assigns ("Subordinating Mortgagee"), and **JP MORGAN CHASE BANK, N.A. ISAOA/ATIMA** ("New Lender") on **07/19/2010**.

RECITALS

WHEREAS, **TREVOR ENGELHARDT and TERRANCE WALZAK** ("Borrower") executed a certain mortgage dated **07/06/2007**, in favor of **PNC BANK N.A. SUCCESSOR BY MERGER TO NATIONAL CITY BANK** or its predecessor-in-interest identified above, which mortgage was duly recorded on **07/13/2007**, Record No. _____ on Page _____, as Instrument No. **0719405067**, 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:

1618 COLUMBIA AVENUE #1S, CHICAGO, IL 60626

WHEREAS, the New Lender desires to make a loan in the amount of **\$244,000.00** (the "New Loan") to be secured by a mortgage on the Property (the "New Mortgage"), which New Mortgage is dated **July 23 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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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 N.A. SUCCESSOR BY MERGER TO NATIONAL CITY BANK

By: [Signature]
Name: Laurie Johnston
Title: Assistant Vice President

Signed and Acknowledged in the Presence of:

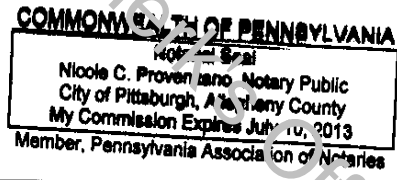
[Signature]
Traci Johnson, Witness

[Signature]
Sherri Shareef, Witness

STATE OF OHIO AP
County of Cuyahoga } Allegany AP SS

Before me, the undersigned, a Notary Public in and for said County and State, this July 19, 2010 personally appeared Laurie Johnston as Assistant Vice President of PNC BANK N.A. SUCCESSOR BY MERGER TO NATIONAL CITY BANK and acknowledged the execution of the foregoing Agreement.

[Signature]
Notary Public: Nicole C. Provenzano
My Commission Expires: 07-10-2013
County Of Residence: Allegany



This instrument prepared by Traci Johnson, PNC BANK N.A. SUCCESSOR BY MERGER TO NATIONAL CITY BANK.

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

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File No.: 144325

EXHIBIT A

UNIT 1618-1S IN THE COLUMBIA PARC CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22, 23 AND 24 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE NORTH 1/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0614216011, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, in Cook County, Illinois.

PIN: 11-31-408-021-1001

ADDRESS: 1618 COLUMBIA AVE. #1S, CHICAGO IL 60626

Property of Cook County Clerk's Office