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# SUBORDINATION AGREEMENT

CARTER  
RECORDER

Agreement made this 8<sup>th</sup> day of February, 2000, by Civitas Bank  
Raymond M. Lea, Sr. and Phyllis J. Lea

Whereas Civitas Bank wishes to lend to Raymond Miller Lea, Jr.  
(hereinafter referred to as Borrower) certain funds in exchange for  
a Note and Mortgage upon a certain parcel of real estate; and

Whereas Raymond M. Lea, Sr. and Phyllis J. Lea are the holder of  
certain Mortgage (hereinafter known as Second Mortgage) dated 11-  
25-96 by and between Raymond M. Lea, Sr. and Phyllis J. Lea and  
Borrower, which Mortgage was recorded as Document No. 96077939, on  
11-26-96 in the Office of the Recorder of Lake County; and

Whereas, Civitas Bank will only lend the agreed upon funds upon the  
subordination of the indebtedness and Second Mortgage of Raymond M.  
Lea, Sr. and Phyllis J. Lea to the indebtedness and Mortgage of  
Civitas Bank; and

Whereas, Raymond M. Lea, Sr. and Phyllis J. Lea in consideration of  
the extension of credit to Borrower and other good and valuable  
consideration agrees to subordinate all right, title, and interest  
it has in and to the aforementioned property and it's indebtedness  
secured by the Second Mortgage to the Mortgage and indebtedness of  
Civitas Bank or it's assignees, dated this 8<sup>th</sup> day of February, 2000  
in the amount of \$80,490.00.

Now Therefore It Is Hereby Agreed As Follows:

I. Borrower is indebted to Raymond M. Lea, Sr. and Phyllis  
J. Lea pursuant to a certain Promissory Note dated \_\_\_\_\_  
which Note is secured by a Mortgage upon certain real estate  
legally described as:

The Northerly 1/2 of Lot 541 in Foxwood Estates, Unit 8, an  
Addition to the Town of Schererville, as per plat thereof, recorded  
in Plat Book 76 page 76, in the Office of the Recorder of Lake  
County, Indiana.

## II. Subordination

Raymond M. Lea, Sr. and Phyllis J. Lea, hereby subordinates  
all claims now/or hereafter owing to Raymond M. Lea, Sr. and  
Phyllis J. Lea and that all claims of Civitas, dated this 8<sup>th</sup> day  
of February, 2000, in the amount of \$80,490.00 shall be paid in  
full before any claim may be made on the debt of Raymond M. Lea,  
Sr. and Phyllis J. Lea Second Mortgage, whether of Principal or  
Interest.

## III. Priority of Claim

The Raymond M. Lea, Sr. and Phyllis J. Lea, Second Mortgage  
against the aforementioned property of Borrower, as well as any  
future advances under the aforementioned Note and Second Mortgage,  
shall be subordinate to the claim of the Mortgage of Civitas Bank  
or its assignees dated this 8<sup>th</sup> day of February, 2000, in the amount  
of \$80,490.00.

INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307

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IV. Continuance

This agreement and the obligations of Borrower and the rights and privileges of or it's assignees, hereunder shall continue until payment in full of all claims of Civitas Bank or it's assignees notwithstanding any action or non-action of Civitas Bank or it's assignees with respect thereto or any collateral therefore or any guarantees thereof.

V. Construction

This agreement shall be governed by and construed in accordance with the laws of the State of Indiana.

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Raymond M. Lea, Sr. and Phyllis J. Lea

BY: Raymond M Lea Sr  
Phyllis J Lea

State of Indiana )  
County of Lake )

Document is  
**NOT OFFICIAL!**

This Document is the property of  
the Lake County Recorder!

Before me a Notary Public in and for said county and state, on the 8th day of February, 2000, personally appeared Raymond M. Lea, Sr. and Phyllis J. Lea, who acknowledged execution of the foregoing instrument

My Commission Expires:

8-13-06

Amy M Hood

Notary Public  
Resident of Lake County



Official Seal  
Amy M. Hood  
Notary Public  
State of Indiana

My Commission Expires 8-13-06

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law  
325 N. Main, Crown Point, IN 46307, 219-662-8200 Our File No.  
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INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307