

LAKE COUNTY
FILED FOR RECORD

2004 041960

2004 MAY 20 AM 9:03

SUBORDINATION AGREEMENT
OF MORTGAGE

MORRIS W. CENTER
RECORDER

KNOW ALL MEN BY THESE PRESENTS THAT:

SAND RIDGE BANK, AS PRESENT LEGAL HOLDER AND OWNER OF THAT CERTAIN MORTGAGE DATED JUNE 16, 2003 EXECUTED BY KEVIN W. GROOMS AND LISA GROOMS MORTGAGORS, TO SAND RIDGE BANK, AS MORTGAGEE, IN THE AMOUNT OF \$15,000.00 RECORDED AS DOCUMENT NUMBER 2003 072268, IN THE RECORDS OF LAKE COUNTY, INDIANA AND CONCERNING THE REAL PROPERTY IN LAKE COUNTY, DESCRIBED AS FOLLOWS:

Lot 1, Oak Meadows, Unit three, an addition to the town of St. John, as shown in Plat Book 78 Page 42, in the office of the recorder of Lake County, Indiana.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, TO HIM IN HAND PAID, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED; HAS, AND BY THESE PRESENTS DOES WAIVE THE PRIORITY OF THE LIENS OF THE SAID MORTGAGE INSOFAR AS THE FOLLOWING DESCRIBED IS CONCERNED, BUT NOT OTHERWISE:

THAT CERTAIN MORTGAGE DATED APRIL 28, 2004 BY KEVIN W. GROOMS AND LISA GROOMS, AS MORTGAGOR TO MID-AMERICA MORTGAGE, AS MORTGAGEE, SECURING PAYMENT OF A NOTE IN THE AMOUNT OF ONE HUNDRED SEVENTY FIVE THOUSAND 00/100***** (175,000.00), DATED APRIL 28, 2004, WITH INTEREST FROM THE DATE HEREOF ON UNPAID PRINCIPAL AT THE RATE OF 4.875% PER ANNUM; PRINCIPAL AND INTEREST PAYABLE MONTHLY IN THE AMOUNT OF \$1142.88 BEGINNING ON THE 1ST DAY OF JUNE, 2004 AND CONTINUING UNTIL A MATURITY DATE OF MAY 1, 2024 ON WHICH DATE THE ENTIRE BALANCE OF PRINCIPAL AND INTEREST REMAINING UNPAID SHALL BE DUE AND PAYABLE.

THE UNDERSIGNED, MARGIE DIAN AND ROBIN A. BECKER HEREBY CONSENTING THAT THE LIEN OF THE MORTGAGE FIRST ABOVE DESCRIBED BE TAKEN AS 2ND AND INFERIOR TO THE MORTGAGE LAST ABOVE DESCRIBED.

WITNESS HIS/HER HAND AND SEAL THIS 19TH DAY OF APRIL, 2004.

ATTEST:

Margie Dian
MARGIE DIAN
VICE PRESIDENT OPERATIONS

Robin A. Becker
ROBIN A. BECKER
LOAN OPERATIONS OFFICER

STATE OF INDIANA)
COUNTY OF LAKE)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARGIE DIAN, AND ROBIN A. BECKER, RESPECTIVELY, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING SUBORDINATE AGREEMENT OF MORTGAGES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 19TH DAY OF APRIL, 2004.

Charlene K. Ahrens
NOTARY PUBLIC CHARLENE K. AHRENS
MY COMMISSION EXPIRES: 03-09-08
NOTARY PUBLIC COUNTY OF RESIDENCE: LAKE
THIS INSTRUMENT PREPARED BY: ROBIN A. BECKER, LOAN OPERATIONS OFFICER

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Indiana Title Services, LLC
11952 Fisher Crossing, Dr.
Fishers, In. 46038

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