

STATE OF INDIANA LAME COUNTY FILED FOR REGORD

2009 SEP 23 AM 9: 19

MICHAEL A. BROWN RECORDER

SUBORDINATION of MORTGAGE

2009 064737

FROM

Brian Keith Garton, with its primary office at 17519 Alabama St., Lowell, IN 46356 (hereinafter called "OLD LENDER"),

TO

US Bank, with its primary office at 4801 Frederica St., Owensboro, KY 42301 (hereinafter called "NEW LENDER").

WHEREAS, OLD LENDER is the holder of a valid Mortgage granted by Paula Marie Garton ("OWNER") covering certain real property owned by OWNER and located in the county of Lake and State of Indiana and more fully described as {legal} (hereinafter the "PROPERTY") which Mortgage was originally recorded on 1/13/2004 in the Recorder's office in the County of Lake as 2004-3058, in the amount of \$40,000.00 (hereinafter the "PRIOR MORTGAGE"); and

WHEREAS, OWNER has granted NEW LENDER a Mortgage on the PROPERTY and NEW LENDER has recorded the Mortgage in the Office of the Recorder's office of Lake County on 12451 (date) as Document #200 051266 ("NEW LENDER'S MORTGAGE"); in an amount not to exceed \$146,800.00 and

WHEREAS the OLD LENDER has agreed to subordinate the PRIOR MORTGAGE to NEW LENDER'S MORTGAGE.

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND and in consideration of \$1.00 (One Dollar) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

- Subordination of Lien: The OLD LENDER hereby subordinates the PRIOR MORTGAGE and its lien position in and on the PROPERTY to the NEW LENDER'S Mortgage and the lien thereof, as if the NEW LENDER'S Mortgage had been recorded first in time to the PRIOR MORTGAGE and so that all public records will reflect NEW LENDER'S MORTGAGE to be superior in lien to the PRIOR MORTGAGE.
- 2. Subordination of Debt: OLD LENDER hereby subordinates payment of the debt secured by the Prior MORTGAGE to payment of the debt secured by the NEW LENDER'S Mortgage.
- This Subordination shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of OLD LENDER and NEW LENDER.
- It is expressly understood and agreed that, except for this subordination, the validity of the Mortgage now held by the OLD LENDER and all terms and condition thereof, is unaffected.

WITNESS the hand and seal of the said Brian Keith Garton

WITNESS:

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Brian Keith	Odb Garton	L	(SEAL)
State of	Indiana	L	,

Before me, a Notary Public in and for this said County and State, personally appeared Brian Keith Garton, who acknowledged the execution of the foregoing Subordination Agreement, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial seal this ____15th____ day of ____July 2009

} SS.

DOCUNOTARY Public

Paula Barrick

PAULA BARRICK
Lake County
My Commission Expires
October 2, 2009

Printed Name: ____

My Commission Expires: Thio-102-09 ment is the property of

the Lake County Recorder!

This instrument prepared by:

County of ____Lake

Michelle Brenner LSI Title Agency, Inc. 700 Cherrington Road Coraopolis, PA 15108

Phone: 800-722-0300

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Michelle Brenner