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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001 *2454364*

2011 042810

2011 AUG 10 AM 9:06

MICHELLE R. FAJMAN  
RECORDER



SUBORDINATION AGREEMENT

This agreement made this 4th day of May, 2011, between Wells Fargo Bank, N.A. successor by merger to Wells Fargo Financial Bank, (hereinafter referred to as subordinating creditor), and Wells Fargo Bank, N.A., (hereinafter referred to as favored creditor), witnesseth:

That in consideration of subordinating creditor entering into this subordination agreement, favored creditor agrees to lend not to exceed \$123,639.00\* in accordance with that certain agreement between favored creditor and R. Knipper and Melissa Knipper (hereinafter referred to as debtor).

*#Rec 6/7/11 Doc 2011-031015*

In consideration of favored creditor making aforesaid loan to debtor, subordinating creditor agrees that the mortgage executed in its favor by debtor on September 21, 2005, and recorded in the mortgage records of Lake County, Indiana, as Instrument No. 2005-85520, be subject, inferior, junior, secondary and subordinate to a mortgage which is executed by debtor in favor of favored creditor as security for the aforesaid loan, and that said mortgage and debt in favor of favored creditor shall have priority over said mortgage and debt in favor of subordinating creditor, with respect to the property legally described as follows:

LOT 23 IN FASHION TERRACE UNIT NO. 1 IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF RECORDED MARCH 23, 1961 IN PLAT BOOK 34 PAGE 72 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan described above (except that this subordination agreement shall extend to any future advances made for taxes and insurance to protect favored creditor's interest), and provided, however, that this Agreement is based upon favored creditor's representation that subordinating creditor will not be reduced to less than a second mortgage position by virtue of executing this Agreement.

WELLS FARGO BANK, N.A.  
Subordinating Creditor

By *[Signature]*  
Diana L. Nizzi, Vice President

State of Iowa

County of Polk

Before me, Diana L. Nizzi, this 4th day of May, 2011 personally appeared Diana L. Nizzi, who being by me duly sworn did say that he/she is the Vice President of Wells Fargo Bank, N.A. and acknowledged the execution of the foregoing instrument.



*[Signature]*  
Notary Public

My Commission Expires: November 12, 2013

This Instrument Prepared By: Diana Nizzi

For Wells Fargo Financial, 800 Walnut Street Des Moines, IA 50309

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.

*[Signature]*  
Name

Return To: Wells Fargo Financial, 800 Walnut Street Des Moines, IA 50309, MAC # N0008-011

IN-0936NOWLINE-0209 (BNK) (ROC)

AMOUNT \$	16.00
CASH	CHARGE
CHECK #	428053
OVERAGE	2.00
COPY	
NON-COM	
CLERK	

Ref 2

**Exhibit "A"**  
**Legal Description**

ALL THAT PARCEL OF LAND IN CITY OF CROWN POINT, LAKE COUNTY, STATE OF INDIANA, BEING KNOWN AND DESIGNATED AND MORE FULLY DESCRIBED AS LOT 23 IN FASHION TERRACE UNIT NO. 1, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED MARCH 23, 1961 IN PLAT BOOK 34 PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA IN INST# 99076009 DATED 09/08/1999 AND RECORDED 09/15/1999, LAKE COUNTY RECORDS, STATE OF INDIANA

BY FEE SIMPLE DEED FROM WALTER W. ARMSTRONG, JR. AND DONNITA L. ARMSTRONG AS SET FORTH IN INST# # 99076009 DATED 09/08/1999 AND RECORDED 09/15/1999, LAKE COUNTY RECORDS, STATE OF INDIANA.

Tax/Parcel ID: 45-16-07-235-022.000-042

