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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2012 041685

2012 JUN 25 AM 9:10

When Recorded Return To:  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117  
77727928  
Rec 2nd

MICHELLE R. FAJMAN  
RECORDER

**SUBORDINATION AGREEMENT**

The undersigned **Tech Credit Union** being the sole owner of a certain promissory note in the original principal sum not to exceed **\$26,000.00** made to, **Patty S McMillen and Lawrence E McMillen, Wife and Husband**, secured by a mortgage dated August 19, 2008, **Recorded September 4, 2008 as instrument number 2008 062283** and describing the following real estate to-wit:

\*\*\*See Attached Legal\*\*\*

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it paid, the receipt of which is hereby acknowledged, does hereby consent and agree that the lien of its mortgage above described is and shall be and remain subject junior and subordinate to the lien of a certain mortgage for an amount not to exceed **\$142,000.00** from **Patty S McMillen and Lawrence E McMillen, to Weststar Mortgage, Inc.**, dated and recorded \_\_\_\_\_ as Document No. 2012-041685 the Office of the Recorder of **Lake County, Indiana** also describing the real estate above mentioned. (2012-041684)

This instrument is not to be construed as a release of its lien on the above mentioned real estate but is executed solely for the purpose of subordinating its mortgage to the lien of the mortgage in favor of **Weststar Mortgage, Inc.**

This Agreement shall be binding upon its heirs, legal representatives and assigns and shall inure to the benefit of **Linear Title**, its legal representatives, successors and assigns.

IN WITNESS WHEREOF, **Tech Credit Union** has caused this agreement to be executed this **8th day of May, 2012**.

Attest: Kari Lothian By: Mary Jo Duncan  
Kari Lothian, Home Equity Clerk Mary Jo Duncan, Vice President of Lending

STATE OF INDIANA )  
) SS:  
COUNTY OF LAKE )

VALJANE MUNOZ  
Notary Public - Seal  
State of Indiana  
My Commission Expires May 24, 2019

Before me a Notary Public in and for said County and State, personally appeared Mary Jo Duncan, Vice President of Lending and Kari Lothian, Home Equity Clerk who acknowledged execution of the foregoing Subordination Agreement for and on behalf of said corporation.

Witness my hand and Seal this 8th day of May 2012.

My commission expires: 5-24-2019  
County of Residence: Porter

Valjane Munoz  
Notary Public, Valjane Munoz

This instrument prepared by: Kari Lothian  
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. Kari Lothian

LAKE COUNTY RECORDERS OFFICE Subordination Agreement s/McMillen, Lawrence 5/5/2012 (red).doc

15.00 Ref #  
0078649226  
44  
KARI LOTHIAN  
0078649227

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THIS LAND REFERRED TO HEREIN BELOW SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA DESCRIBED AS FOLLOWS:

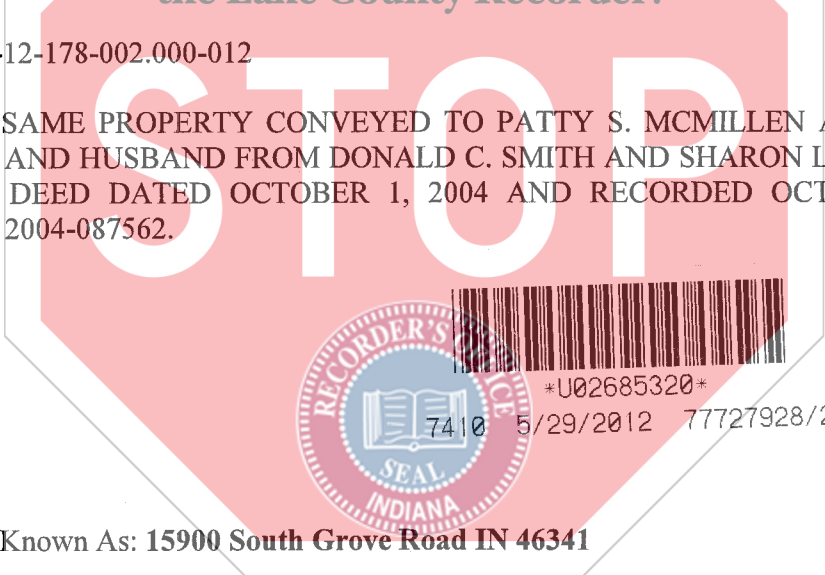
PART OF THE EAST 70 ACRES OF THE WEST HALF OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 70 ACRES OF THE WEST HALF OF SAID SECTION 12 AND THE CENTERLINE OF SOUTH GROVE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF SAID 70 ACRES, 965 FEET; THENCE EAST PERPENDICULAR TO SAID WEST LINE OF THE EAST 70 ACRES, 250 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE OF THE EAST 70 ACRES, 777.39 FEET, MORE OR LESS, TO THE CENTER LINE OF SOUTH GROVE AVENUE ROAD; THENCE NORTHWEST ALONG SAID CENTERLINE OF SOUTH GROVE AVENUE, 312.57 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, EXCEPT THAT PAN LYING WITHIN SOUTH GROVE AVENUE, IN LAKE COUNTY. INDIANA.

SUBJECT TO ROADS, HIGHWAYS, DITCHES, DRAINS: EASEMENTS, COVENANTS AND RESTRICTIONS CONTAINED IN ALL DOCUMENTS OF RECORD; ALL LAWS, ORDINANCES AND GOVERNMENTAL REGULATIONS INCLUDING BUILDING AND ZONING; ANY STATE OF FACTS THAT AN ACCURATE SURVEY MIGHT DISCLOSE; AND REAL ESTATE TAXES AND ASSESSMENTS FOR 2003 PAYABLE IN 2004 TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND ALL REAL ESTATE TAXES AND ASSESSMENTS DUE AND PAYABLE THEREAFTER WHICH THE GRANTEE HEREI ASSUMES AND AGREES TO PAY.

SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RESTRICTIONS OF RECORD.

PARCEL ID #45-20-12-178-002.000-012

THIS BEING THE SAME PROPERTY CONVEYED TO PATTY S. MCMILLEN AND LAWRENCE E. MCMILLEN, WIFE AND HUSBAND FROM DONALD C. SMITH AND SHARON L. SMITH, HUSBAND AND WIFE IN A DEED DATED OCTOBER 1, 2004 AND RECORDED OCTOBER 13, 2004 AS INSTRUMENT NO. 2004-087562.



Property Commonly Known As: 15900 South Grove Road IN 46341

**WST-134547**  
Linear Title & Closing  
127 John Clarke Road  
Middletown, RI 02842