

2013 020014

2013 MAR 15 AM 10:46

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.

MICHAEL B. BROWN
RECORDER

Name *Kevin A. Deary*

SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated 12-17-2012, in the amount of \$20,000.00 recorded on 1-3-2013 as document/book number 2013-000255 in the County of LAKE, in the state of Indiana granted by GAYLE TONKOVICH herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

LOT NUMBERED THREE (3) AND THE NORTH 5 FEET OF LOT NUMBERED FOUR (4), BLOCK 11, IN PARK VIEW ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 19 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

[Legal Description ^{attached} ~~Continued on Reverse Side~~]

CENTIER BANK, ISAOA, herein known as "Lender", has granted or will grant to Borrower an extension of credit or other financial accommodation to be secured by a lien ("Lien") on the aforementioned Property.

In consideration of Lender's granting to Borrower an extension of credit or other financial accommodation and in consideration of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby subordinate its interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$45,000.00, provided that the Lien is secured by a properly recorded Mortgage or Deed of Trust granted by Borrower to Lender on the above described Property and except with respect to Protective Advances described below. The Subordinating Party expressly reserves all right, title and interest in the Property granted by the Security Instrument as to any person other than Lender or Lender's assignees.

If the Subordinating Party makes advances of funds in performance of an obligation of the Borrower pursuant to the Subordinating Party's Security Instrument ("Protective Advances") and, if paid with the written consent of the Lender, such Protective Advances shall be secured by the Subordinating Party's Security Instrument and shall be given priority to and be superior to the aforementioned Lien granted to Lender.

Lender shall have prior rights as to Subordinating Party pursuant to the aforementioned properly recorded Lien as to proceeds arising as a result of the following: the exercise of eminent domain against all or any part of the Property, all rents, income, and profits, all amounts received for the taking of all or any part the Property by condemnation proceedings, all compensation received as damages for injury to all or any part of the Property, all proceeds from insurance on improvements to the Property, and all net proceeds from a foreclosure against the Property, including a deed given in lieu of foreclosure.

This agreement is binding on the successors and assigns of both the Subordinating Party and the Lender. This Subordination Agreement is executed this 28th day of December, 2012 on behalf of BMO Harris Bank N.A. by its officers:

William R. McRae (Seal)
William R. McRae
Title: Vice President

Julie M. Westbrook (Seal)
Julie M. Westbrook
Title: Assistant Vice President

State of Wisconsin }
County of Milwaukee } ss.

This instrument was acknowledged before me on the 28th day of December, 2012, by William R. McRae and Julie M. Westbrook as officers of BMO Harris Bank N.A.

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MT
AC

HOLD FOR MERIDIAN TITLE CORP

12-43153

Jodi L. Sowinski
Jodi L. Sowinski
Notary Public, State of Wisconsin
My Commission (Expires) (Is) 2/2/14

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Return To: BMO Harris Bank N.A.
3800 Golf Rd., Suite 300
P.O. Box 5036
Rolling Meadows, IL 60008
LN-6100349626

This instrument was drafted by: Roslyn Parker

JODI L. SOWINSKI
NOTARY PUBLIC
STATE OF WISCONSIN

EXHIBIT "A"

Property Address: 1612 Warwick Avenue, Whiting, IN 46394-1224

Lot Numbered Three (3) and the North 5 feet of Lot Numbered Four (4), Block 11, in Park View Addition to Hammond, as per plat thereof, recorded in Plat Book 18, page 19 in the Office of the Recorder of Lake County, Indiana.

