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2013 052184

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 JUL 17 AM 8:46

MICHAEL D. BROWN  
RECORDER

### SUBORDINATION AGREEMENT

WHEN RECORDED MAIL TO:

Prepared By:  
Michael Ehms  
Bank of America, N.A.  
28900 Science Center Dr.  
Beachwood, OH 44122

SPACE ABOVE FOR RECORDERS USE

Document Processing  
TX2-979-01-19  
4500 Amon Carter Blvd  
Fort Worth, TX 76155

LOAN #: 87575244

ESCROW/CLOSING#: 247124087

MERS Phone: 1-888-679-6377

MIN: 1001337-0000397343-8

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NOTICE: THIS SUBORDINATION AGREEMENT MAY RESULT IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

**NOT OFFICIAL!**

This SUBORDINATION AGREEMENT is the property of the Lake County Recorder!

This Subordination Agreement ("Agreement") is made this Nineteenth day of June, 2013, by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc. ("MERS") as nominee for Bank of America, N.A., successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, N.A., fka Treasury Bank, N.A. ("Subordinating Lender"), a corporation whose address is 3300 SW 34th Street, Suite 101, Ocala, FL 34474.

WITNESSETH:

WHEREAS, Subordinator is the beneficiary/mortgagee of that certain Deed of Trust/Mortgage ("Security Document") pursuant to that certain Security Document dated 01/07/2005 (the "Senior Lien"), and executed by JOSE JULIAN TIRADO and (together, the "Owner") and encumbering that certain real property located at 1468 E SHELL ST, HAMMOND, IN 46320 (address) which is legally described on Exhibit "A" attached hereto and incorporated herein (the "Property"), which Security Document was recorded on 01/18/2005 in Official Records Book N/A, Page N/A, as Instrument No. 2005-0003233, of the Official Records of LAKE County, IN, as the same may have been or is to be modified prior hereto or contemporaneously herewith.

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**WHEREAS, Bank of America, N.A.** ("Junior Lien Holder") has been requested to make a loan, line of credit or other financial accommodation to Owner, to be secured by either a deed of trust, deed to secure debt or mortgage (collectively, the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note or line of credit (together, the "Note") made by Owner and/or others payable to the order of Junior Lien Holder, in the maximum principal face amount not to exceed \$54250.00 ("Principal Amount"), including provisions for acceleration and payment of collection costs (collectively, the "Loan"); and

**WHEREAS,** Junior Lien Holder requires, as a condition to making the Loan, that the Junior Lien be superior to the Senior Lien;

**WHEREAS,** it is to the mutual benefit of the Subordinator, Owner and Junior Lien Holder that Junior Lien Holder make the Loan to Owner; and Subordinator is willing to permit the Junior Lien, when recorded, to constitute a lien upon the Property that is unconditionally prior and superior to the Senior Lien.

**NOW THEREFORE,** for valuable consideration and to induce Junior Lien Holder to make the Loan to Owner, Subordinator hereby subordinates the Senior Lien to the Junior Lien and any renewals or extensions thereof, and declares, agrees and acknowledges that:

- (1) The Junior Lien and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property, prior and superior to the Senior Lien.
- (2) That Junior Lien Holder would not make the Loan without this subordination agreement.
- (3) This Agreement is limited to the Principal Amount, plus interest and any additional amounts advanced pursuant to the provision of the Note or Junior Lien for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lien Holder's rights in the Property. This Agreement shall inure to the benefit of Junior Lien Holder and be binding upon Subordinator, its successors and assigns and shall be binding upon any purchaser (at foreclosure or otherwise) of the Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.
- (4) This agreement shall be the whole and only agreement with regard to the subordination of the Senior Lien to the Junior Lien and shall supersede and cancel, but only insofar as would affect the priority between the security instruments described herein, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Senior Lien, which provide for the subordination of the Senior Lien to another security instrument, deed of trust or mortgage.
- (5) It consents to and approves (i) all provisions of the Note and Junior Lien securing the loan, and (ii) all agreements, including but not limited to any loan or escrow agreements (collectively, the "Loan Agreements"), between Owner and Junior Lien Holder for the disbursement of the proceeds of the New Loan;
- (6) Junior Lien Holder making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Junior Lien Holder represented that it will, see to the application of such proceeds by the person(s) to whom Junior Lien Holder disburses such proceeds and any application or use of such proceeds other than those provided for in such Loan Agreement(s) shall not defeat the subordination herein made in whole or in part.

(7) It intentionally and unconditionally waives, relinquishes and subordinates the Senior Lien in favor of the Junior Lien and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate specific loans and advances are being and will be made and, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE OWNER OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc. ("MERS") as nominee for Bank of America, N.A., successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, N.A., fka Treasury Bank, N.A.

  
Deborah R Brewer, Assistant Vice President



ALL PURPOSE ACKNOWLEDGMENT

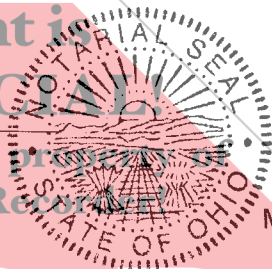
STATE OF OHIO }  
COUNTY OF Cuyahoga }

On 6-25-2013 (date) before me, NICHOLAS SKAFF (notary public) personally appeared **Deborah R Brewer**, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc. ("MERS") as nominee for Bank of America, N.A., successor by merger to Countrywide Bank, FSB, fka Countrywide Bank, N.A., fka Treasury Bank, N.A. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

*Nicholas M. Skaff*  
Nicholas M. Skaff



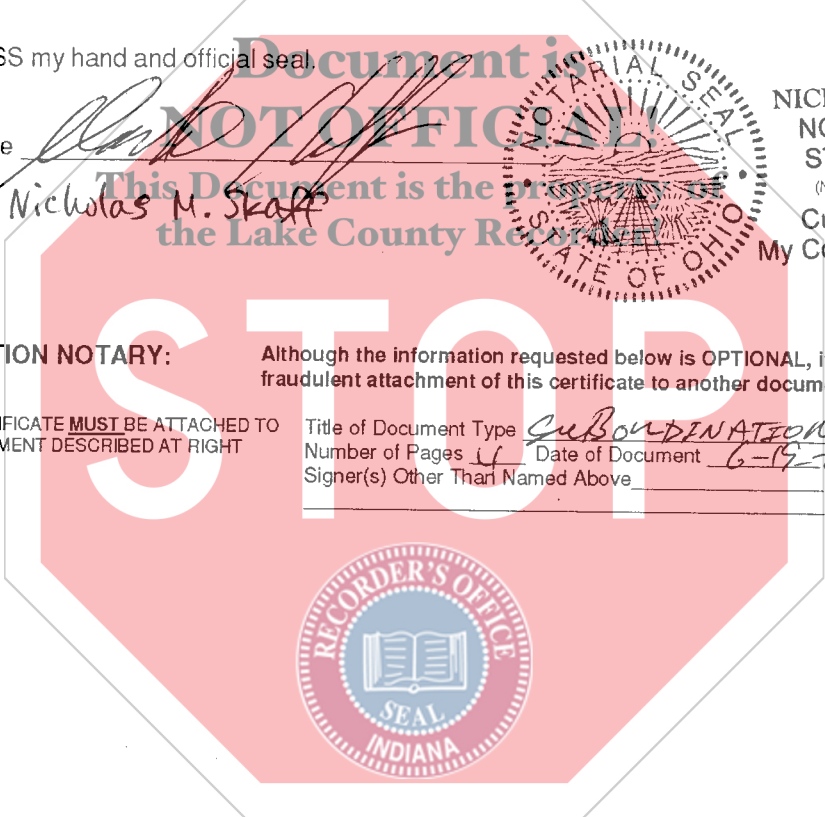
NICHOLAS M. SKAFF  
NOTARY PUBLIC  
STATE OF OHIO  
My Comm. Exp. 10/22/14

ATTENTION NOTARY:

Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type Subordination  
Number of Pages 1 Date of Document 6-19-2013  
Signer(s) Other Than Named Above \_\_\_\_\_



**Exhibit "A"**

Real property in the City of **HAMMOND**, County of **LAKE**, State of **Indiana**, described as follows:

**LOT 10, BLOCK 7, TEWES PARK ADDITION TO THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 20, PAGE 22, LAKE COUNTY, INDIANA.**

Commonly known as: 1468 SHELL ST, HAMMOND, IN 46320

APN #: 45-03-31-476-010.000-023

 TIRADO  
47223296

IN

FIRST AMERICAN ELS  
SUBORDINATION AGREEMENT



Document is  
**NOT OFFICIAL!**

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
NATIONAL RECORDING

This Document is the property of  
the Lake County Recorder!

STOP

