

2013 052576

2013 JUL 18 AM 8:41

MICHAEL D. BROWN  
RECORDER

When Recorded Return To:

① Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117  
78843706-2

**SUBORDINATION AGREEMENT**

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated August 31, 2012, in the amount of \$49,866.13 recorded on September 28, 2012 as document/book number 2012068403 in the County of LAKE, in the state of Indiana granted by GREGORY D. COLE herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

THE EAST 348.48 FEET OF THE NORTH 125 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, EXCEPT THE EAST 10 FEET THEREOF, IN LAKE COUNTY, INDIANA.

WELLS FARGO BANK, N.A., 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 \$81,400.00, 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 14th day of June, 2013 on behalf of BMO Harris Bank N.A. by its officers:

Diana J. Reynolds (Seal)  
Diana J. Reynolds  
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 14th day of June, 2013, by Diana J. Reynolds and Julie M. Westbrook as officers of BMO Harris Bank N.A..

**JANET L. WENTLANDT  
NOTARY PUBLIC  
STATE OF WISCONSIN**

Janet L. Wentlandt  
JANET L. WENTLANDT  
Notary Public, State of Wisconsin

My Commission (Expires) (Is) 2/8/15

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

This instrument was drafted by: Angela Piper

12-00  
REF 002084237  
PP E



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