) 2013 090076

STATE OF INDIAM. LAKE COUNTY FILED FOR RECORD

2013 DEC -9 AM 9: 12

MICHAEL B. BROWN 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 \$70,000.00 made to, **James J Verthein and Nancy K Verthein, husband and wife**, secured by a mortgage dated April 11, 2008, **Recorded, April 18, 2008, as instrument number** 2008-027877, and describing the following real estate to-wit:

That part of Lot 41 of union addition to Lowell, in Lake County, Indiana, described as follows: commencing at the southwest corner of Lot 41 Union Addition to Lowell, which point is the intersection of the north right of way line of Cottage Grove Avenue and the east right of way line of Castle Street; thence north, making an internal angle of 90 degrees 58 minutes 30 seconds along the east right of way line of Castle Street for a distance of 170.28 feet, which the point of beginning; thence continue north on the east right of way line of Castle Street for a distance of 158 ft; thence east, making an internal angle of 89 degrees 02 minutes for a distance of 154.81 feet; thence south, making an internal angle with the last said line of 89 degrees 12 minutes 30 seconds for a distance of 154.36 feet to the point of beginning.

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 \$58,500.00 from James J Verthein and Nancy K Verthein, to Citibank, N.A., dated and recorded May 15, 2013 as Document No. 2013 03.4989 in the Office of the Recorder of Lake County, Indiana also describing the real estate above mentioned.

This instrument is not to be construed as a release of its lien on the above mentioned real estate but is executed soled for the purpose of subordinating its mortgage to the lien of the mortgage in favor of *Citibank*, *N.A.*

This Agreement hall be binding upon its heirs, legal representatives and assigns and shall insure to the benefit of *Citibank*, *N.A.*, its legal representatives, successors and assigns.

IN WITNESS WHEREOF, Tech Credit Union, has caused this agreement to be executed this 16th day of October 2013.

Attest: Sonya Harris, Home Equity Clerk

By: Mary Jo Duncan, Vice President of

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me a Notary Public in and for said County and State, personally appeared

Mary Jo Duncan, Vice President of Lending and Sonya Harris, Home Equity Clerk who acknowledged execution of the foregoing Subordination Agreement for and on behalf of said corporation.

Witness my hand and Seal this 16th day of October, 2013.

My commission expires: 05-28-2015 Notary Pubic, Da

Notary Pubic, Dawna L. Fletcher

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This instrument prepared by: Sonya Harris 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. Sonya Harris

WHEN RECORDED, RETURN TO:

Finiti – Finiti Recording Team
Accommodation Recording per Client Requests
7090 Samuel Morse Drive, Ste 400
Columbia, MD 21046 | D24 2164



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EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA, TO-WIT: THAT PART OF LOT 41 OF UNION ADDITION TO LOWELL, IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 41, UNION ADDITION TO LOWELL, WHICH POINT IS THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF COTTAGE GROVE AVENUE AND THE EAST RIGHT OF WAY LINE OF CASTLE STREET; THENCE NORTH MAKING AN INTERNAL ANGLE AT 90 DEGREES 58 MINUTES 30 SECONDS ALONG THE EAST RIGHT OF WAY LINE OF CASTLE STREET FOR A DISTANCE OF 178.28 FEET, WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE NORTH ON THE EAST RIGHT OF WAY LINE OF CASTLE STREET FOR A DISTANCE OF 150 FEET; THENCE EAST, MAKING AN INTERNAL ANGLE OF 89 DEGREES 02 MINUTES FOR A DISTANCE OF 154.81 FEET; THENCE SOUTH MAKING AN INTERIOR ANGLE OF 90 DEGREES 47 MINUTES WITH THE LAST SAID LINE FOR A DISTANCE OF 158 FEET; THENCE WEST, MAKING AN INTERNAL ANGLE WITH THE LAST SAID LINE OF 89 DEGREES 12 MINUTES 30 SECONDS FOR A DISTANCE OF 154.36 FEET TO THE POINT OF BEGINNING. TAX ID: 45-19-23-411-001.000-008.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY WARRANTY DEED FROM MARIE DENISON TO JAMES VERTHEIN AND NANCY K. VERTHEIN, HUSBAND AND WIFE DATED 10/13/1989 RECORDED ON 10/17/1989 IN DOCUMENT NO. 063388 THEN BY WARRANTY DEED FROM JAMES JOSEPH VERTHEIN TO NANCY KAY VERTHEIN , DATED 01/21/2004 RECORDED ON 01/07/2011 IN DOCUMENT NO 2011001125, IN LAKE COUNTY RECORDS, STATE OF IN.

