

2014 005141

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 JAN 29 AM 8:57

MICHAEL B. BROWN
RECORDER

1N101136

SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated November 17, 2005, in the amount of \$31,500.00 recorded on December 02, 2005 as document/book number 2005 105898 in the County of LAKE, in the state of Indiana granted by RANDEL S NOVAKOWSKI AND JOANN T NOVAKOWSKI herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

THE EAST 133 FEET OF THE WEST 173 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE 2ND P.M., EXCEPT THE NORTH 230 FEET THEREOF AND EXCEPTING THE SOUTH 30 FEET THEREOF, IN THE TOWN OF GRIFFITH, LAKE COUNTY,

[Legal Description Continued on Reverse Side]
NATIONSTAR MORTGAGE LLC, DBA GREENLIGHT LOANS, 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 \$115,700.00, 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 18th day of November, 2013 on behalf of Mercantile National Bank 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 18th day of November, 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

~~REMOVED~~ BMO Harris Bank N.A.
1200 Warrenville Road
Naperville, IL 60563

RETURN TO:
Vantage Point
28100 US 19 N. Ste 200
Clearwater, FL 33761

This instrument was drafted by: Angela Piper

14.00 1-ref #
101607
PP

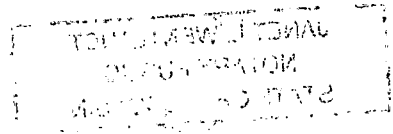
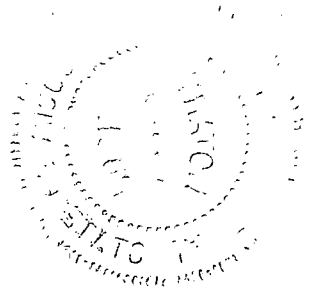
141200 #10S
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[Legal Description Continued from Front Side]

INDIANA.

PARCEL ID: 45-11-02-177-008.000-006

2511/01



2012 10 21
Vantage Point
10 21 2012

Exhibit "A"

THE EAST 133 FEET OF THE WEST. 173 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE 2ND P.M., EXCEPT THE NORTH 230 FEET THEREOF AND EXCEPTING THE SOUTH 30 FEET THEREOF, IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA.

Parcel ID: 45-11-02-177-008.000-006

Commonly known as 445 South Broad Street, Griffith, IN 46319

