

2014 029765

2014 MAY 23 AM 8:38

MICHAEL B. BROWN
RECORDER

② 58944104 - 2529162 **SUBORDINATION AGREEMENT** *Rec 2nd*

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated January 09, 2007, in the amount of \$70,700.00 recorded on January 30, 2007 as document/book number 2007008353 in the County of LAKE, in the state of Indiana granted by MICHAEL NICOLAOU AND ELAINE NICOLAOU herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

LOT 67 IN EAGLE RIDGE ESTATES, UNIT 1, AN ADDITION TO THE TOWN OF SCHERERVILLE, INDIANA, AS PER RECORD PLAT THEREOF APPEARING IN PLAT BOOK 80, PAGE 27, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.
TAX ID NUMBER(S): 451117380004000036

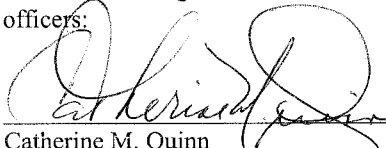
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR QUICKEN LOANS INC., herein known as "Lender", has granted or will grant to Borrower an extension of credit or other financial accommodation to be secured by a lien ("Lien") on the aforementioned Property.


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 \$267,975.00, 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 31st day of March, 2014 on behalf of BMO Harris Bank N.A. by its officers:

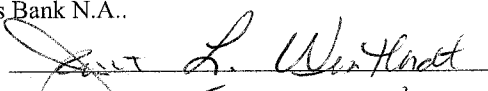
 (Seal)
Catherine M. Quinn
Title: Assistant Vice President

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

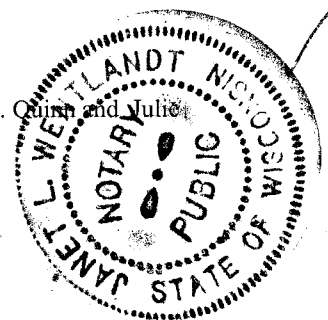
State of Wisconsin }
County of Milwaukee } ss.

This instrument was acknowledged before me on the 31st day of March, 2014, by Catherine M. Quinn and Julie M. Westbrook as officers of BMO Harris Bank N.A..

JANET L. WENTLANDT
NOTARY PUBLIC
STATE OF WISCONSIN



JANET L. WENTLANDT
Notary Public, State of Wisconsin
My Commission (Expires) (Is) 2/8/15



Return To: BMO Harris Bank N.A.
1200 Warrenville Road
Naperville, IL 60563

This instrument was drafted by: Janet Wentlandt

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



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