

2016 038534

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 JUN 22 AM 9:34

MICHAEL B. BROWN  
RECORDER

Space Above This Line for Recorder's Use Only

**RECORDING REQUESTED BY**

**AND WHEN RECORDED MAIL TO:**

Prepared by: Israel Cross  
Citibank  
1000 Technology Dr MS 321  
O'Fallon, MO 63368  
866-795-4978

80765018  
When Recorded Return to:  
Indecomm Global Services  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

Citibank Account # 116011201555000

A.P.N.: \_\_\_\_\_ Order No.: \_\_\_\_\_ Escrow No.: \_\_\_\_\_

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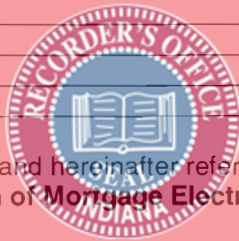
61220530 + 3080867

Tax ID # 45-17-21-126-000,000-044

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

**STOP**

THIS AGREEMENT, made this 22nd day of January, 2016, by  
AMANDA K. WIRTZ



Owner(s) of the land hereinafter describe and hereinafter referred to as "Owner," and **CitiMortgage, Inc. successor to the lien of Mortgage Electric Registration System, Inc. as nominee for the lender Citibank, F.S.B.**

present owner and holder of the mortgage or deed of trust and related note first hereinafter described and hereinafter referred to as "Creditor."

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

\$527,000 - E

4 ref

✓ #0022458799  
V# 0022509164  
IT + DT

CONTINUATION OF SUBORDINATION AGREEMENT

To secure a note in the sum of \$19,800.00, dated 05/01/2006, in favor of Creditor, which mortgage or deed of trust was recorded on 05/17/2006, in Book \_\_\_\_\_, Page \_\_\_\_\_, and/or Instrument # 2006042142, in the Official/ Records of the Town and/or County of referred to in Exhibit A attached hereto; and

Said lien was assigned, dated 02/15/2010, recorded 02/24/2010, Instrument# 2010010074  
Re assigned, dated 10/10/2014, recorded 10/20/2014, Instrument# 2014066177

WHEREAS, Owner has executed, or is about to execute, a mortgage or deed of trust and a related note in a sum not greater than \$139,000.00 in favor of

JP Morgan Chase Bank, N.A., hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which mortgage or deed of trust is to be recorded concurrently herewith; and

*\* 4/25/2016 AS Doc. NO. 2016-024766 -*  
WHEREAS, it is a condition precedent to obtaining said loan that said mortgage or deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of the mortgage or deed of trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the mortgage or deed of trust securing the same is a lien of charge upon the above described property prior and superior to the lien of charge of the mortgage or deed of trust first above mentioned and provided that Creditor will specifically and unconditionally subordinate the lien or charge of the mortgage or deed of trust first above mentioned to the lien or charge of the mortgage or deed of trust in favor of Lender; and

WHEREAS, it is the mutual benefit of the parties hereto that Lender makes such loan to Owner; and Creditor is willing that the mortgage or deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the mortgage or deed of trust in favor of the Creditor above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said mortgage or deed of trust securing said note in favor of Lender shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the mortgage or deed of trust in favor of the Creditor first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the mortgage or deed of trust in favor of the Creditor first above mentioned to the lien or charge of the mortgage or deed of trust in favor of the Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the mortgages or deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the mortgage or deed of trust in favor of the Creditor first above mentioned, which provide for the subordination of the lien or charge thereof to another mortgage or deed of trust to another mortgage or deed of trust.

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

CONTINUATION OF SUBORDINATION AGREEMENT

Creditor declares, agrees and acknowledges that

- (a) It consents to and approves (i) all provisions of the mortgage or deed of trust and the related note in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreements shall not defeat the subordination herein made in whole or part;
- (c) It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the mortgage or deed of trust in favor of the Creditor to the lien or charge upon said land of the mortgage or deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being made and, as part and parcel thereof, specific monetary and other obligations are being entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) If requested by Lender, an endorsement has been placed upon the note secured by the mortgage or deed of trust first above mentioned in favor of the Creditor that said mortgage or deed of trust has by this instrument been subordinated to the lien or charge of the mortgage or deed of trust in favor of Lender above referred to.


**NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON 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.**

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

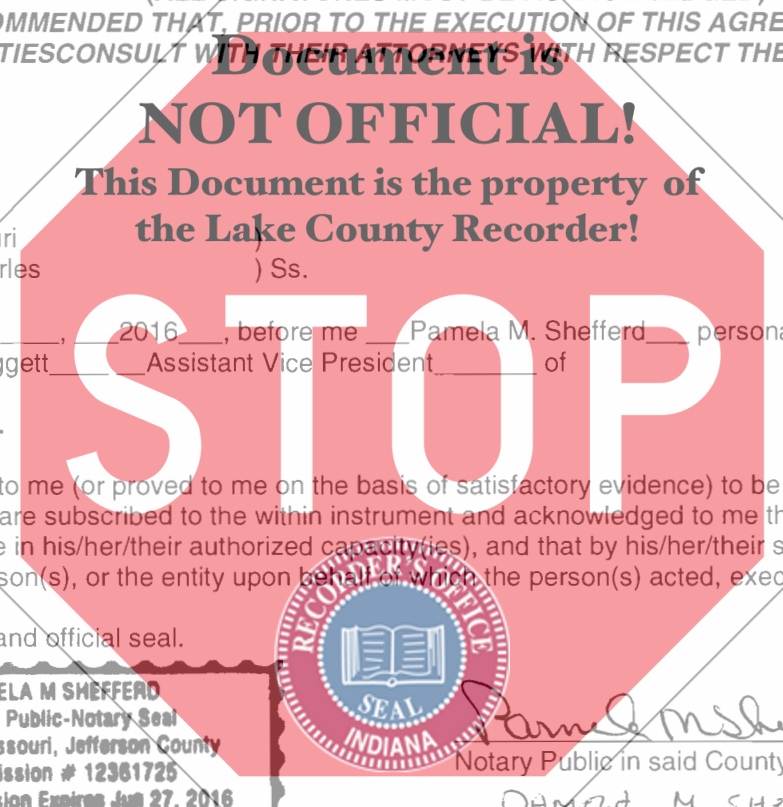


CONTINUATION OF SUBORDINATION AGREEMENT

CREDITOR: CitiMortgage, Inc.

By   
Printed Name Richard A. Baggett  
Title Assistant Vice President

(ALL SIGNATURES MUST BE ACKNOWLEDGED)  
IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.



STATE OF Missouri  
County of St. Charles ) Ss.

On January 22nd, 2016, before me Pamela M. Shefferd personally appeared Richard A. Baggett Assistant Vice President of

**CitiMortgage, Inc.**

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.

**PAMELA M SHEFFERD**  
Notary Public-Notary Seal  
State of Missouri, Jefferson County  
Commission # 12381725  
My Commission Expires Jun 27, 2016



  
Notary Public in said County and State  
PAMELA M SHEFFERD

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE



CONTINUATION OF SUBORDINATION AGREEMENT

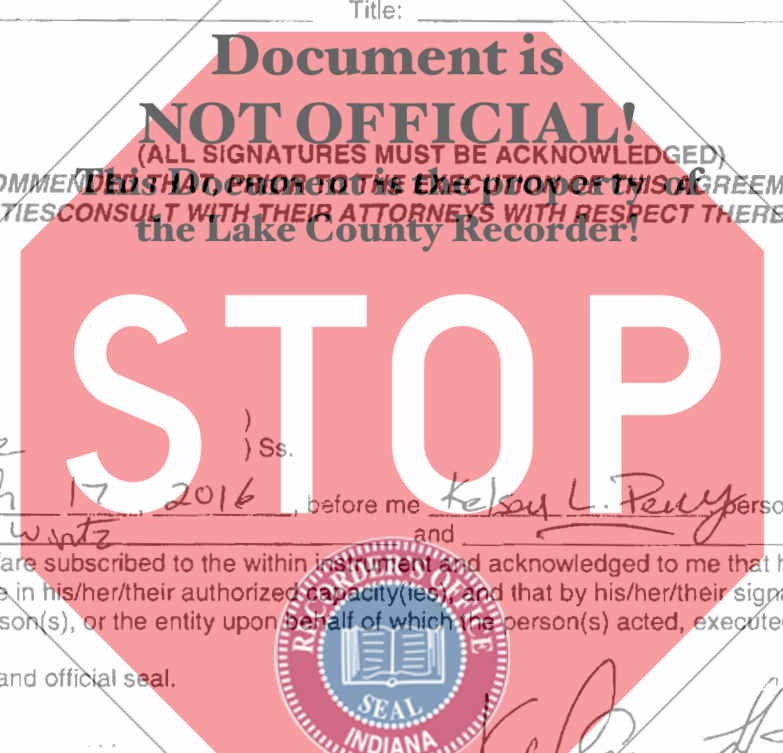
OWNER:

Amanda Wirtz  
Printed Name AMANDA K. WIRTZ  
Title: owner

Printed Name \_\_\_\_\_  
Title: \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title: \_\_\_\_\_

Printed Name \_\_\_\_\_  
Title: \_\_\_\_\_

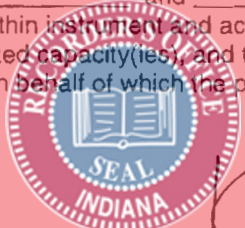


STATE OF IN )  
County of Lake ) ss.

On March 17, 2016 before me Kelsey L. Perry personally appeared AMANDA WIRTZ and \_\_\_\_\_

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.



Kelsey L. Perry  
Notary Public in said County and State  
Kelsey L. Perry



Affirmation Statement

"I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless prohibited by law"



Jason Henderson



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 45-17-21-126-005.000-044

Land Situated in the County of Lake in the State of IN

LOT 35, STONY RUN ESTATES, PHASE THREE, UNIT ONE AS SHOWN IN PLAT BOOK 92, PAGE 84 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Commonly known as: 12543 Shelby Pl, Crown Point, IN 46307

