

3

17035145

Wells Fargo Home Mortgage
8480 Stagecoach Circle
MAC X3802-03A
Frederick MD 21701-4747
Prepared by: Hannah Mose
MERS MIN#: 100200100089203420
SIS Phone Number: 888-679-6377

2017 047551

Recording Information:
2017 AUG -1 AM 9:23

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

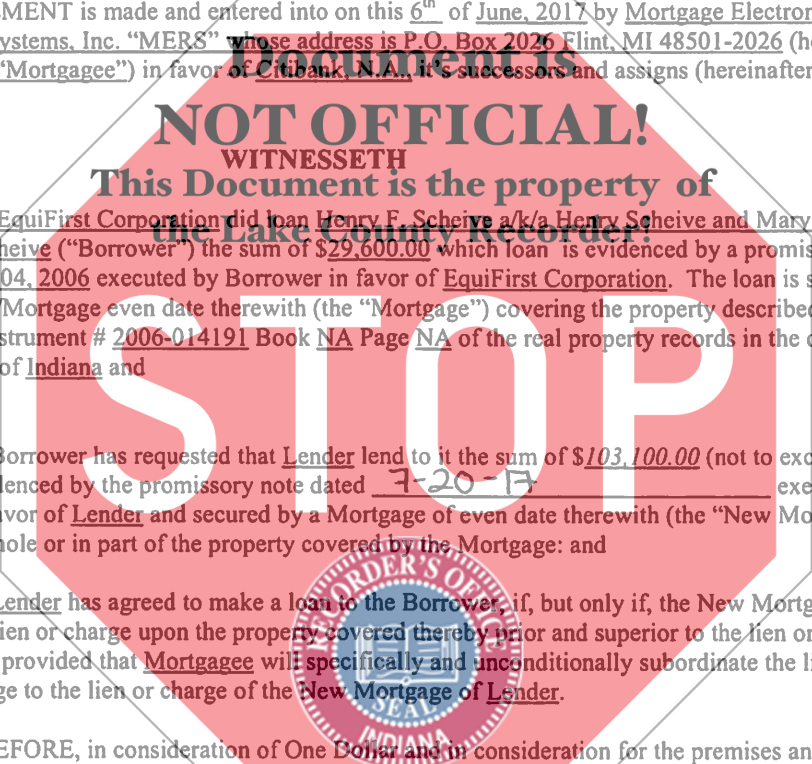
MICHAEL B. BROWN
RECORDER

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1250 Energy Lane
St. Paul, MN 55109
8796882 REC

Subordination Agreement

THIS AGREEMENT is made and entered into on this 6th of June, 2017 by Mortgage Electronic Registration Systems, Inc. "MERS" whose address is P.O. Box 2026 Flint, MI 48501-2026 (hereinafter referred to as "Mortgagee") in favor of Citibank, N.A. its successors and assigns (hereinafter referred to as "Lender").



WHEREAS, EquiFirst Corporation did loan Henry F. Scheive a/k/a Henry Scheive and Mary Jo Scheive a/k/a Mary Scheive ("Borrower") the sum of \$29,600.00 which loan is evidenced by a promissory note dated January 04, 2006 executed by Borrower in favor of EquiFirst Corporation. The loan is secured by a Deed of Trust/Mortgage even date therewith (the "Mortgage") covering the property described therein and recorded as Instrument # 2006-014191 Book NA Page NA of the real property records in the office of Lake County, State of Indiana and

WHEREAS, Borrower has requested that Lender lend to it the sum of \$103,100.00 (not to exceed), such loan to be evidenced by the promissory note dated 7-20-17 executed by Borrower in favor of Lender and secured by a Mortgage of even date therewith (the "New Mortgage") covering in whole or in part of the property covered by the Mortgage: and

WHEREAS, Lender has agreed to make a loan to the Borrower, if, but only if, the New Mortgage shall be and remain a lien or charge upon the property covered thereby prior and superior to the lien or charge of the Mortgage and provided that Mortgagee will specifically and unconditionally subordinate the lien or charge of the Mortgage to the lien or charge of the New Mortgage of Lender.

NOW, THEREFORE, in consideration of One Dollar and in consideration for the premises and for other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, and in order to induce Lender to make the Loan above referred to, Mortgagee agrees as follows:

1. The New Mortgage and the note secured thereby and the debt evidenced by such and any and all renewals and interest payable on all of said debt and on any and all such renewals and extensions shall be and retain at all times a lien or charge on the property covered by the New Mortgage, prior and superior to the lien or charge of the Mortgage in favor of Mortgagee.
2. Mortgagee acknowledges that it intentionally waives, relinquishes, and subordinates the priority and superiority of the lien or charge of the Mortgage in favor of the lien or charge of the New Mortgage in favor of Lender and that it understands that in reliance upon and in consideration of this waiver, relinquishment, and subordination specific loans and advances are being and will be made, and as part and parcel thereof specific monetary and other obligations are being and will be entered into by Lender which would not be made or entered into but for such reliance upon this waiver, relinquishment, and subordination.

25-
002 2932045
am
E

3. This agreement contains the entire agreement between the parties hereto as to the loan secured by the Mortgage and the Loan secured by the New Mortgage, and the priority thereof, and there are no agreements, written or oral, outside or separate from this agreement and all prior negotiations are merged into this agreement.

4. This agreement shall insure to the benefit of and be binding upon the successors and assigns of the parties.

This subordination agreement shall become invalid in the event that the new loan amount exceeds \$103,100.00.

Mortgagee: Mortgage Electronic Registration Systems, Inc.

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

State of Maryland
County of Frederick

On this 6th day of June, 2017, before me, the undersigned officer, personally appeared Gwen R. Smalley on behalf of Mortgage Electronic Registration Systems, Inc. "MERS", a Corporation, and that he/she/they, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself/themselves as Vice President.

In witness whereof I hereunto set my hand and official seal.



My Commission Expires: 08/09/2020

"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."

NAME: Molly Lloyd

Molly Lloyd

Prepared By: Hannah Mose
Wells Fargo Home Mortgage
8480 Stagecoach Circle
Frederick, MD 21701

EXHIBIT A

SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA:

LOT 154 IN SOUTHBROOK UNIT NO. 2 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 43 PAGE 114, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TAX ID NO: 45-12-426-018.000-030 (PARCEL) 08-15-0464-0062 *

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: VICTOR JOSEPH MARINO, JR. AND BARBARA HELEN MARINO, HUSBAND AND WIFE

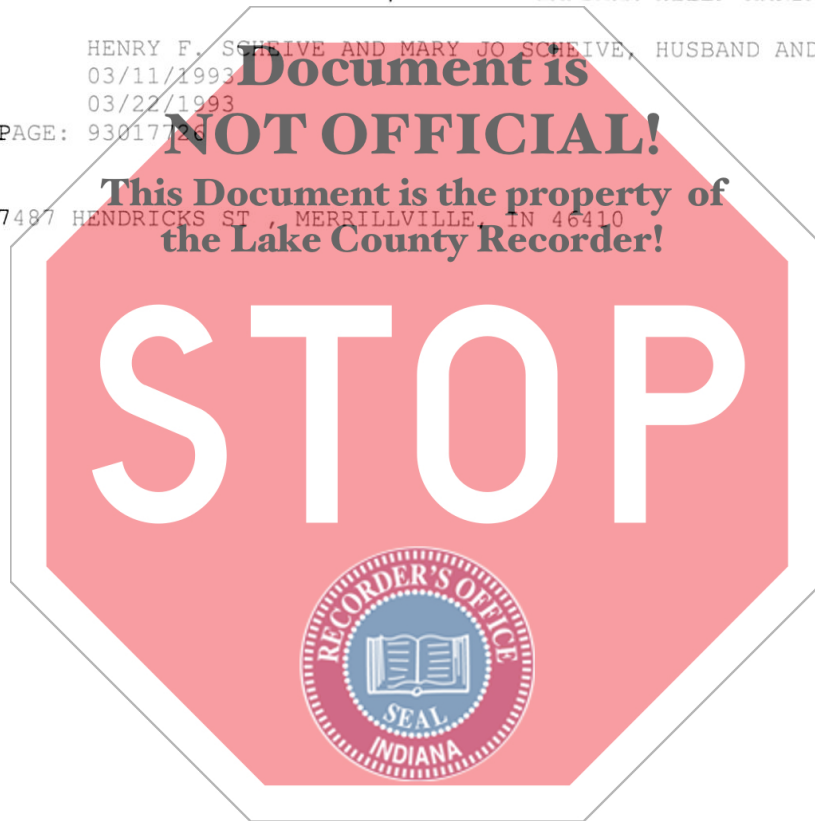
GRANTEE: HENRY F. SCHEIVE AND MARY JO SCHEIVE, HUSBAND AND WIFE

DATED: 03/11/1993

RECORDED: 03/22/1993

DOC#/BOOK-PAGE: 93017726

ADDRESS: 7487 HENDRICKS ST, MERRILLVILLE, IN 46410



U06402962

7745 7/26/2017 80796882/1