

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 058219

2017 AUG 29 AM 8:42

MICHAEL B. BROWN
RECORDER

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After recording return to:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

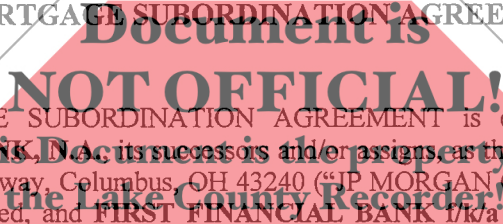
When Recorded Return to:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108 80825878 Rec 2

Order number:
63414446 - 4151533



451609404016000042

MORTGAGE SUBORDINATION AGREEMENT



THIS MORTGAGE SUBORDINATION AGREEMENT is entered into by and between JPMORGAN CHASE BANK, N.A., its successors and/or assigns, as their interests may appear, whose address is 1111 Polaris Parkway, Columbus, OH 43240 ("JPMORGAN CHASE BANK"), as the holder of a mortgage to be executed, and FIRST FINANCIAL BANK, N.A., its successors and/or assigns, as their interests may appear, whose address is 3rd & High Streets, Hamilton, OH 45012 ("FIRST FINANCIAL BANK"), as the holder of an existing mortgage.

WITNESSETH:

WHEREAS, FIRST FINANCIAL BANK, N.A. is the holder of a Mortgage from JEFFREY C. FRANKS and DEBRA K. FRANKS ("Borrower"), to secure an original principal indebtedness of \$48,000.00 and any other amounts or obligations secured thereby, dated June 5, 2009, and recorded on July 1, 2009, as Instrument No. 2009044174, of the Official Records of the Lake County, Indiana Recorder (the "FIRST FINANCIAL BANK Mortgage"), which encumbers the following real property:

Lot 15 in "Penn Oak Unit One" in the City of Crown Point as per plat thereof, recorded in Plat Book 88, Page 11 and as corrected by re-recording in Plat Book 88, Page 26 in the Office of the Recorder of Lake County, Indiana; situated in the County of Lake and the State of Indiana.

Parcel ID: 45-16-09-404-016.000-042

Commonly known as: 1673 Edith Way, Crown Point, Indiana 46307 (the "Property")

WHEREAS, FIRST FINANCIAL BANK has been requested to subordinate the FIRST FINANCIAL BANK Mortgage to a Mortgage to be executed by Borrower to JPMORGAN CHASE BANK encumbering the Property and securing an original principal indebtedness in an amount not to exceed \$111,247.00 (the "JPMORGAN CHASE BANK Mortgage");

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged, and at the request of the Borrower, FIRST FINANCIAL BANK hereby subjects and subordinates the lien of - and all of its rights under - the FIRST FINANCIAL BANK Mortgage to the JPMORGAN CHASE BANK Mortgage as fully and to the same extent as though the JPMORGAN CHASE BANK Mortgage had been executed and recorded prior to the recordation of the FIRST

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FINANCIAL BANK Mortgage and further, the lien of the JPMORGAN CHASE BANK Mortgage shall at all times be prior and superior to the lien of the FIRST FINANCIAL BANK Mortgage from this date forward.

The undersigned person executing this MORTGAGE SUBORDINATION AGREEMENT on behalf of FIRST FINANCIAL BANK hereby certifies that he or she is duly authorized to execute and deliver this MORTGAGE SUBORDINATION AGREEMENT on its behalf and that all necessary action on behalf of FIRST FINANCIAL BANK for the execution and delivery of this MORTGAGE SUBORDINATION AGREEMENT has been taken and done.

This MORTGAGE SUBORDINATION AGREEMENT has been signed and sealed by FIRST FINANCIAL BANK this 11 day of July, 2017.

Document is NOT OFFICIAL!
This Document is the property of
FIRST FINANCIAL BANK f/k/a FIRST FINANCIAL BANK, N.A.

By: Jamie S. Johnson
Jamie S. Johnson
Printed Name
Its: AVP Consumer Loan Svc. mgr.

STATE OF Ohio
COUNTY OF Butler)
SS:

Before me, a Notary Public in and for said County and State, this 11 day of July, 2017, personally appeared Jamie Johnson the AVP Consumer Loan of **FIRST FINANCIAL BANK f/k/a FIRST FINANCIAL BANK, N.A.**, and acknowledged the free and voluntary execution of the above and foregoing mortgage subordination agreement for and on behalf of **FIRST FINANCIAL BANK f/k/a FIRST FINANCIAL BANK, N.A.**

Witness my hand and notarial seal.



JULIE STAARMANN
Notary Public, State of Ohio
My Commission Expires
May 10, 2022

Signed: Julie Staarmann
Printed: Julie Staarmann, Notary Public
Residing in Butler County, OH
My Commission Expires: 5/10/2022

Julie Staarmann

This instrument prepared by David J. Tipton, Attorney at Law (# 2125-98), Bleecker Brodey & Andrews, 9247 N. Meridian Street, Suite 101, Indianapolis, IN 46260, (317) 574-0700, dtipton@bbanda.com. I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ David J. Tipton

EXHIBIT A - LEGAL DESCRIPTION

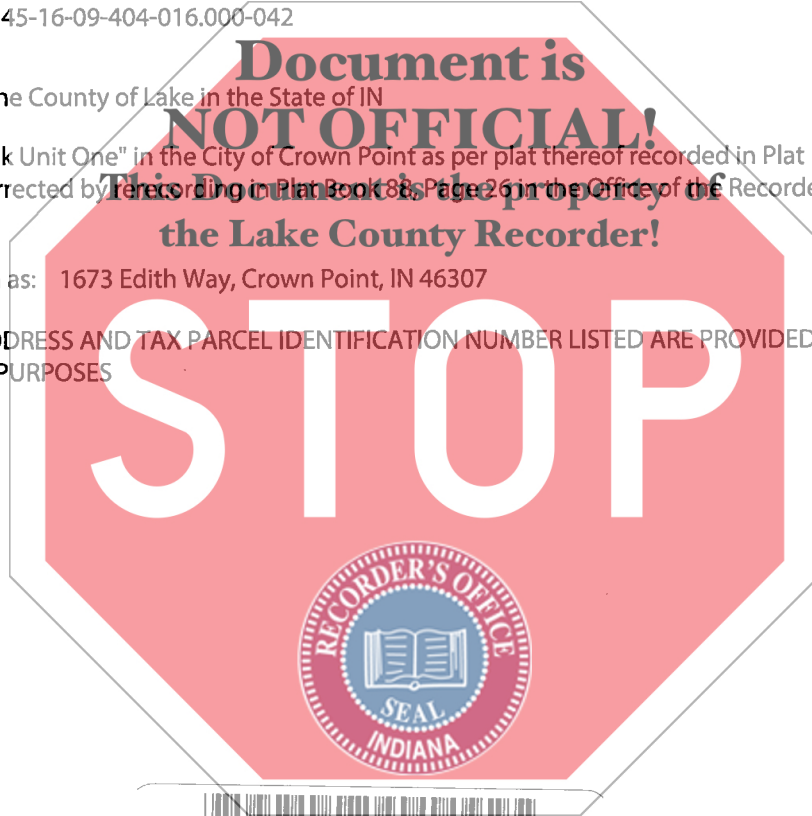
Tax Id Number(s): 45-16-09-404-016.000-042

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

Lot 15 in "Penn Oak Unit One" in the City of Crown Point as per plat thereof recorded in Plat Book 88, Page 11 and as corrected by recording in Plat Book 88, Page 26 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1673 Edith Way, Crown Point, IN 46307

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



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