

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 072864

2017 OCT 30 AM 9:31

MICHAEL B. BROWN
RECORDER

Space Above This Line for Recorder's Use Only

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

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

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Refer to
Vantage Point Title, Inc.
26400 US 19 North, Suite 135
Clearwater, FL 33763

Citibank Account # 117082504976000

A.P.N.: _____ Order No.: _____ Escrow No.: _____

STOP
SUBORDINATION AGREEMENT

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.

THIS AGREEMENT, made this 30th day of August, 2017 by

Marjorie Ann Magee

Owner(s) of the land hereinafter describe and hereinafter referred to as "Owner," and **CitiMortgage, Inc., successor by assignment to Mortgage Electronic Registration Systems, Inc., as nominee for First Magnus Financial Corporation**, 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

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CONTINUATION OF SUBORDINATION AGREEMENT

To secure a note in the sum of \$ 16,000.00 dated 03/31/2006, in favor of Creditor, which mortgage or deed of trust was recorded on 04/27/2006, book _____, page _____, instrument # 2006 035413 Town and/or County of referred to hereto; and

Said lien was assigned, dated 06/23/2016, recorded 07/01/2016, instrument# 2016 040912.

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 \$ 54,500.00 in favor of ~~NATIONSTAR MORTGAGE~~ DIBA MR. Cooper 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

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 make 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.

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 and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

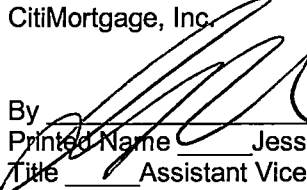
(d) If requested by Lender, an endorsement has been placed upon the note secured by the mortgage or deed of trust first above mentioned in favor of the Creditor that said mortgage or deed of trust has by this instrument been subordinated to the lien or charge of the mortgage or deed of trust in favor of Lender above referred to.

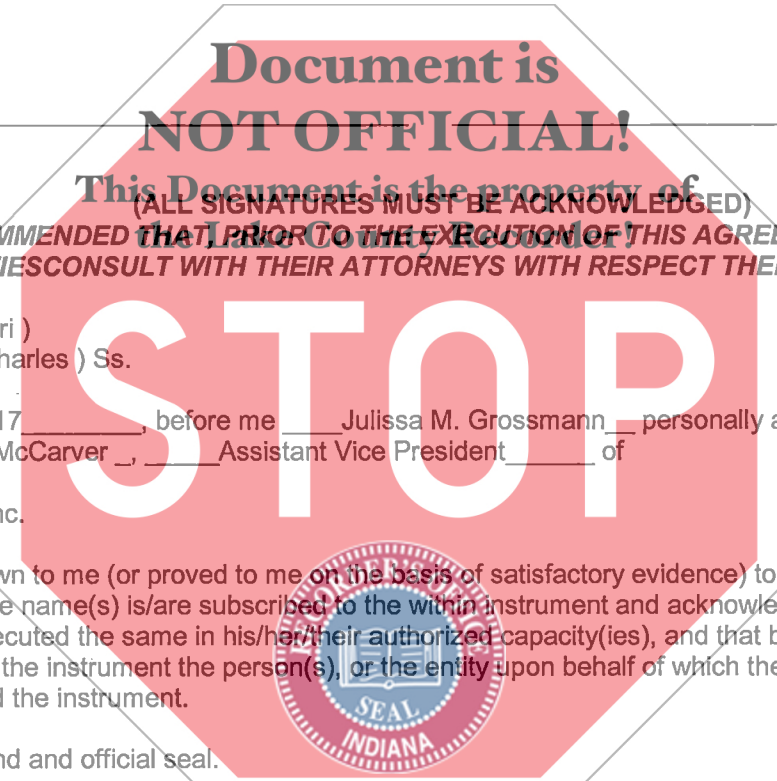
NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

CONTINUATION OF SUBORDINATION AGREEMENT

CitiMortgage, Inc.

By 
Printed Name Jessica Lynn McCarver
Title Assistant Vice President



State of Missouri)
County of St. Charles) Ss.

On 08/30/2017 before me Julissa M. Grossmann personally appeared
Jessica Lynn McCarver, 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.



JULISSA M GROSSMANN
My Commission Expires
July 23, 2021
St. Charles County
Commission #17939018

Julissa M Grossmann
Notary Public in said County and State

SUBORDINATION AGREEMENT CONTINUED ON NEXT PAGE

CONTINUATION OF SUBORDINATION AGREEMENT

OWNER:

Marjorie Ann Magee

Printed Name Marjorie Ann Magee

Title: _____

Printed Name _____

Title: _____

Printed Name _____

Title: _____

Printed Name _____

Title: _____

Document is NOT OFFICIAL!

This Document is the property of (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.

STOP

STATE OF Indiana
County of Lake

) Ss.

On September 30, 2017, before me Lee Ann Hand, personally appeared Marjorie Ann Magee 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.

Lee Ann Hand
Notary Public - State of Indiana
Lake County
Commission # 644199
My Commission Expires Jun 15, 2021

Lee Ann Hand
Notary Public in said County and State
Lee Ann Hand
My Comm. exp. 6/15/2021

EXHIBIT "A"

LOTS THIRTEEN (13) AND FOURTEEN (14), BLOCK TWELVE (12), EAST ENGLEWOOD ADDITION TO EAST CHICAGO, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 2, PAGE 26, LAKE COUNTY, INDIANA.

Commonly Known As: 1948 BIGGER Street, Gary, IN 46404
Parcel ID: 45-08-07-451-024.000-004

