

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 088084

2017 DEC 28 AM 8:38

MICHAEL B. BROWN
RECORDER

Return to:

Citywide Title Corporation
850 W. Jackson Blvd., Ste. 320
Chicago, IL 60607

424725

SUBORDINATION AGREEMENT

The undersigned ("Subordinating Party") is the holder of a Mortgage or Deed of Trust, herein known as a "Security Instrument", dated March 23, 2006, in the amount of \$25,000.00 recorded on April 06, 2006 as document/book number 2006-028349 in the County of LAKE, in the state of Indiana granted by DELL L. BATTLE, SR. herein known as "Borrower", granting Subordinating Party a security interest in the following described property ("Property"):

LOT 24, IN WILLOW TREE FARMS BLOCK TWO, TO THE CITY OF CROWN POINT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 75, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

[Legal Description Continued on Reverse Side]

JP MORGAN CHASE BANK, N.A. ISAOA, 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.

This Document is the property of the Lake County Recorder!

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 it's interest, right and title granted by the aforementioned Security Instrument to the aforementioned Lien, not to exceed the total amount of \$125,275.00, 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 27th day of December, 2013 on behalf of Mercantile National Bank by its officers:

Christine M. Dennis (Seal)
Christine M. Dennis
Title: Assistant Vice President

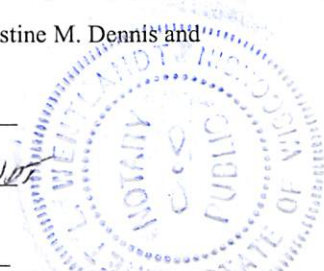
Susan J. Nuernberg (Seal)
Susan J. Nuernberg
Title: Vice President

State of Wisconsin }
County of Milwaukee } ss.

This instrument was acknowledged before me on the 27th day of December, 2013, by Christine M. Dennis and Susan J. Nuernberg as officers of BMO Harris Bank N.A..

JANET L. WENTLANDT
NOTARY PUBLIC
STATE OF WISCONSIN

Janet L. Wentlandt
Janet L. Wentlandt
Notary Public, State of Wisconsin
My Commission (Expires) (Is) 2/18/15



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

This instrument was drafted by: Shirette Ferguson

25-6
3/21/18
OK