

2019-087878

2019 Dec 19

9:04 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

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662 Woodward Avenue
Detroit, MI 48226

Prepared By:

David J. Tipton
Attorney at Law (Florida Bar # 439088)
Bleecker Brodey & Andrews
9247 N. Meridian Street, Suite 101
Indianapolis, IN 462600

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Document is
MORTGAGE SUBORDINATION AGREEMENT
NOT OFFICIAL!

THIS MORTGAGE SUBORDINATION AGREEMENT is entered into by and between PEOPLES BANK, SB, whose mailing address is 9204 Columbia Avenue, Munster IN 46321, as the holder of an existing mortgage, and JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, whose mailing address is 710 Kansas Lane LA 4-2107, Monroe, LA 71203, as the holder of a mortgage to be executed.

WITNESSETH:

WHEREAS, PEOPLES BANK, SB, is the holder of a mortgage lien on certain real property pursuant to a Mortgage executed on April 1, 2016, by MATTHEW RUGE AND SAMANTHA RUGE, husband and wife ("Borrower"), to secure an original principal indebtedness of \$25,000.00, and any other amounts or obligations secured thereby, recorded April 13, 2016, as Instrument number 2016 022596, of the Official Records of the Lake County, Indiana Recorder (the "Mortgage"), which encumbers the following real property in the State of Indiana, County of Lake, and described as follows:

LOT 518 IN RENAISSANCE UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel ID: 45-11-34-301-006.000-035

Commonly known as 9799 Hibiscus Ln., Saint John, IN 46373 (the "Property")

WHEREAS, PEOPLES BANK, SB, has been requested to subordinate the Mortgage to a mortgage from JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR

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INTERESTS MAY APPEAR to be executed by Borrower to JPMORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR encumbering the Property, in a principal amount not to exceed \$277,250.00 (the "JPMORGAN CHASE BANK, N.A. Mortgage");

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged, and at the request of Borrower, PEOPLES BANK, SB, hereby subjects and subordinates the lien of — and all of its rights under — the Mortgage to the JPMORGAN CHASE BANK, N.A. Mortgage as fully and to the same extent as though the JPMORGAN CHASE BANK, N.A. Mortgage had been executed and recorded prior to the recordation of the Mortgage and further, the lien of the JPMORGAN CHASE BANK, N.A. Mortgage shall at all times be prior and superior to the lien of the Mortgage from this date forward.

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



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This MORTGAGE SUBORDINATION AGREEMENT has been signed and sealed by PEOPLES BANK, SB this 14th day of November, 2019.

PEOPLES BANK, SB

By: [Signature]

Brian Gill
Printed Name

Its: Senior Vice President

STATE OF INDIANA

CITY OF MUNSTER

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This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said City and State, this 14th day of November, 2019, personally appeared Brian Gill as Senior Vice President of **PEOPLES BANK, SB**, and acknowledged the free and voluntary execution of the above and foregoing Mortgage Subordination Agreement for and on behalf of **PEOPLES BANK, SB**.

Witness my hand and notarial seal.



Signed: [Signature]
Printed: Cathy A Lindstrom, Notary Public
Residing in Lake County, Indiana
My Commission Expires: 10/29/2027



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): 45-11-34-301-006.000-035

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

LOT 518 IN RENAISSANCE UNIT 4, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 80, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 9799 HIBISCUS LN, Saint John, IN 46373

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

