

4

**2020-017160**

2020 Mar 12

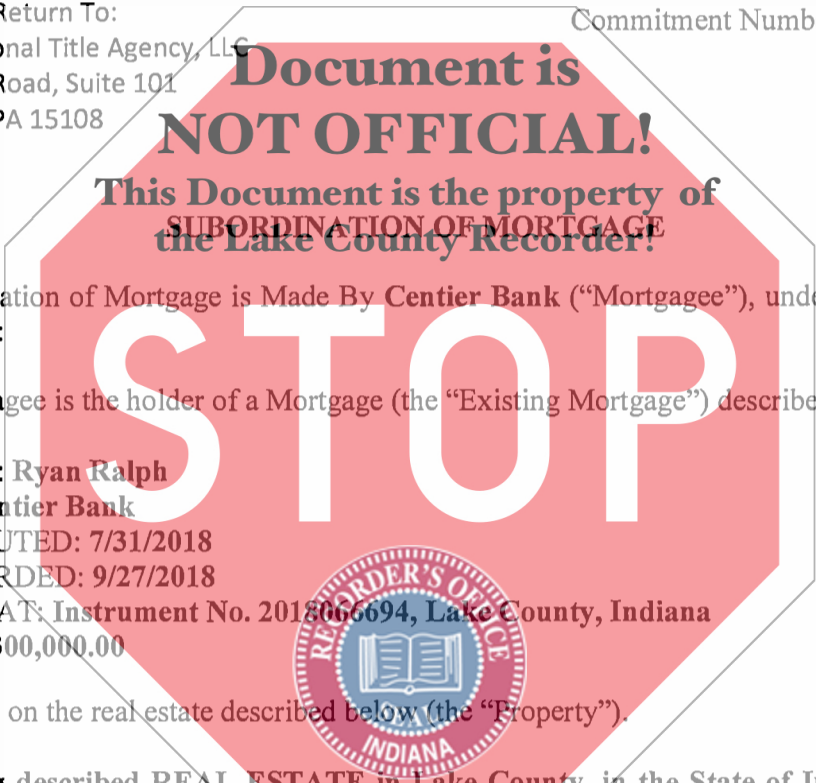
8:57 AM

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

v

Record and Return To:  
Boston National Title Agency, LLC  
400 Rouser Road, Suite 101  
Coraopolis, PA 15108

Commitment Number: IN19100366



This Subordination of Mortgage is Made By Centier Bank ("Mortgagee"), under the following circumstances:

A. Mortgagee is the holder of a Mortgage (the "Existing Mortgage") described as follows:

**BORROWER: Ryan Ralph**  
**LENDER: Centier Bank**  
**DATE EXECUTED: 7/31/2018**  
**DATE RECORDED: 9/27/2018**  
**RECORDED AT: Instrument No. 2018066694, Lake County, Indiana**  
**AMOUNT: \$300,000.00**

which is a lien on the real estate described below (the "Property").

**The following described REAL ESTATE in Lake County, in the State of Indiana, to wit: 1741 Chelsea Street, Oak Manor Condominium, Phase III, a Horizontal Property Regime, the Declaration for which recorded May 8, 1974 as Document No.250487, Certificate of Correction, recorded March 29, 1978, as Document No.460338 and all subsequent amendments thereto, together with an undivided interest appurtenant to said unit and recorded in the Office of the Recorder of Lake County, Indiana.**

Property Address: 1741 CHELSEA ST., SCHERERVILLE, IN 46375

B. Lender, **USAA Federal Savings Bank, it's successors and/or assigns, ATIMA**, will be making a loan secured by a mortgage, in the maximum principal amount of \$90,751.00 (Ninety Thousand Seven Hundred Fifty One Dollars and Zero Cents), to Ryan Ralph as Borrower and ("New Mortgage"), which will be a lien on the Property.

25-  
11563282  
E AM

C. As part of the consideration for Lender's agreement to make the loan secured by the New Mortgage, and to induce Lender to make that loan, Mortgagee has agreed to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage, upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, Mortgagee and Lender agree as follows:

1. Mortgagee hereby subordinates the lien of the Existing Mortgage to the lien of the New Mortgage; however, this subordination shall not otherwise affect the validity or priority of the Existing Mortgage.

2. This Subordination Agreement is made on the understanding that Mortgagee shall not be responsible for any of the obligations of Borrower contained in or secured by the New Mortgage.

3. This Subordination Agreement shall be binding upon and inure to the benefit of Lender and Mortgagee and their respective successors and assigns.



Executed this 24<sup>th</sup> day of January, 2020

Centier Bank  
By: [Signature] VP

Document is its Vice President  
**NOT OFFICIAL!**  
MORTGAGEE

STATE OF Indiana  
COUNTY OF Lucas

**This Document is the property of  
the Lake County Recorder!**

The foregoing instrument was acknowledged before me on January 24, 2020 by William Winterhalter its Vice President on behalf of **Centier Bank** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

My commission expires  
May 3, 2021  
Resident of Lake County, IN  
Notary Public, State of Indiana  
Laura J. Holesapple  
"Official Seal"



[Signature]  
Notary Public

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.

[Signature]

By: Jay A. Rosenberg

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170. File Number: IN19100366.

**EXHIBIT A**

The following described REAL ESTATE in Lake County, in the State of Indiana, to wit:1741 Chelsea Street, Oak Manor Condominium, Phase III, a Horizontal Property Regime, the Declaration for which recorded May 8, 1974 as Document No.250487, Certificate of Correction, recorded March 29, 1978, as Document No.460338 and all subsequent amendments thereto, together with an undivided interest appurtenant to said unit and recorded in the Office of the Recorder of Lake County, Indiana.

