

2020-017984

2020 Mar 17 8:40 AM

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

Cross-Reference Recorded Senior Documents:

PLEASE RETURN TO:
BARRISTER TITLE
15000 S CICERO AVE #300
OAK FOREST, IL 60452

Cross-Reference Recorded Junior Lender Documents:

INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY
HARDEST HIT FUND
SUBORDINATION AGREEMENT

(IHCDA - SENIOR)

THIS SUBORDINATION AGREEMENT (the "Agreement"), is effective as of the ____ day of _____, 20____, by and among **INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY**, a public body corporate and politic of the State of Indiana (the "Senior Lender"), **Gustavo Valdez**, (the "Borrower(s)"), and **Direct Mortgage Loans, LLC, ISAOA/ATIMA**, (the "Junior Lender").

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WHEREAS, Senior Lender is legal holder and owner of a certain real estate mortgage (the "Senior Mortgage") and promissory note or other evidence of obligation, which were executed by **Gustavo Valdez**, (the "Borrower(s)") in favor of Senior Lender as of **August 28th, 2014**, and recorded **August 29th 2014**, as Instrument Number **2014052325** of the Official Records of **Lake County, Indiana**, in the amount not to exceed **Thirty Thousand and 00/100 Dollars (\$30,000.00)** (the "Senior Obligation"), covering the real estate described on Exhibit A (the "Property"), attached hereto and made a part hereof, along with all other agreements, notes, pledges and collateral documents from time to time granted by Borrower to Senior Lender (hereafter the "Senior Documents"); and

WHEREAS, Junior Lender has committed to Borrower to make a certain loan in the amount not to exceed (i) **One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$117,500.00)** (ii) together with any other obligations of Borrower to Junior Lender, (collectively herein the "Junior Obligation"), which is or will be secured by one or more real estate mortgages, security agreements, and all other agreements, notes, and collateral documents from time to time granted by Borrower to Junior Lender (hereafter the "Junior Documents") which are to be recorded concurrently herewith; and

WHEREAS, Junior Lender has agreed to extend the Junior Obligation to refinance Borrower's primary home loan, recognizing that it will become a secondary lien holder behind the Senior Lender as a natural result of such refinancing, but on the condition precedent that the Junior Obligation is secured by the superior lien on the Property after such refinancing has closed; and

WHEREAS, it is to the mutual benefit of the parties hereto that Junior Lender make such Junior Obligation and Senior Lender is willing that the Junior Obligation and all liens securing the Junior Obligation represented by the Junior Documents shall, when recorded, constitute a lien upon said land which is unconditionally prior and superior to the lien represented by the Senior Documents; and

WHEREAS, as an inducement to Junior Lender to extend to Borrower the Junior Obligation, Borrower and Senior Lender agree to subordinate the Senior Obligation to the prior payment and satisfaction in full of the Junior Obligation.

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AGREEMENT

NOW THEREFORE, in consideration of the following mutual promises, covenants and conditions, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Definitions. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Senior Documents.

2. Subordination. Senior Lender, its successors and/or assigns, hereby subordinates the Senior Obligation to the prior payment and satisfaction in full of the Junior Obligation. Senior Lender hereby subordinates the priority of any liens, security interests or other rights under the Senior Documents to those under the Junior Documents.

3. Rights of Junior Lender. No action which Junior Lender, or Borrower with the consent of Junior Lender, may take or refrain from taking with respect to any Junior Obligation, or any note or notes representing the same, or any collateral therefor, including a waiver or release thereof, or any agreement or agreements (including guaranties) in connection therewith, shall affect this agreement or the obligations of Senior Lender hereunder. Without limitation, the subordination of the Senior Obligation shall in no way be affected or impaired by, and Senior Lender hereby irrevocably consents to: (a) any amendment, alteration, extension, renewal, waiver, indulgence or other modification of the documents evidencing the Junior Obligation; (b) any settlement or compromise in connection with the Junior Obligation; (c) any substitution, exchange, release or other disposition of all or any part of the Junior Obligation; (d) any failure, delay, neglect, act or omission by the Junior Lender to act in connection with the Junior Obligation; or (e) any advances for the purpose of performing or curing any term or covenant contained in the documents or agreements evidencing the Junior Obligation to which Borrower shall be or would otherwise be in default.

4. Amendment. This Agreement may not be amended except by an instrument in writing signed on behalf of each party hereto.

5. Notices. Each notice, request, demand, consent, approval or other communication (hereinafter in this Section referred to collectively as "notices" and referred to singly as a "notice") which Senior Lender or Junior Lender is required or permitted to give to the other party pursuant to this Agreement shall be in writing and shall be deemed to have been duly and sufficiently given if: (a) personally delivered with proof of delivery thereof (any notice so delivered shall be deemed to have been received at the time so delivered); or (b) sent by Federal Express (or other similar national overnight courier) designating early morning delivery (any notice so delivered shall be deemed to have been received on the next business day following receipt by the courier); or (c) sent by United States registered or certified mail, return receipt requested, postage prepaid, at a post office regularly maintained by the United States Postal Service (any notice so sent shall be based upon the date of actual receipt), addressed to the respective parties as follows:

Senior Lender: Indiana Housing and Community Development Authority
30 S. Meridian Street, Suite 900
Indianapolis, IN 46204
Attention: General Counsel

Junior Lender: Direct Mortgage Loans, LLC
11011 McCormick Rd.
Suite 400
Hunt Valley, MD 21031

Borrower: Gustavo Valdez
1940 Superior Ave
Whiting, IN 46394

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(Remainder of page intentionally left blank.)
the Lake County Recorder!

STOP



NON-COLLUSION AND ACCEPTANCE

The undersigned attest, subject to the penalties for perjury, that he/she is Borrower or Junior Lender, as the case may be, or that he/she is the properly authorized representative, agent, member or officer of Borrower or Junior Lender, that he/she has not, nor has any other member, employee, representative, agent or officer of Borrower or Junior Lender, directly or indirectly, to the best of the undersigned's knowledge, entered into or offered to enter into any combination, collusion or agreement to receive or pay, and that he/she has not received or paid, any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face of this Agreement.

IN WITNESS WHEREOF, Borrower, Senior Lender and Junior Lender have, through their duly authorized representatives, entered into this Agreement. The parties, having read and understood the foregoing terms of this Agreement, do by their respective signatures dated below hereby agree to the terms thereof.

Dated this 28 day of February, 2020.

Borrower(s): Gustavo Valdez

By: *Gustavo Valdez*
Gustavo Valdez

Junior Lender: Direct Mortgage Loans, LLC

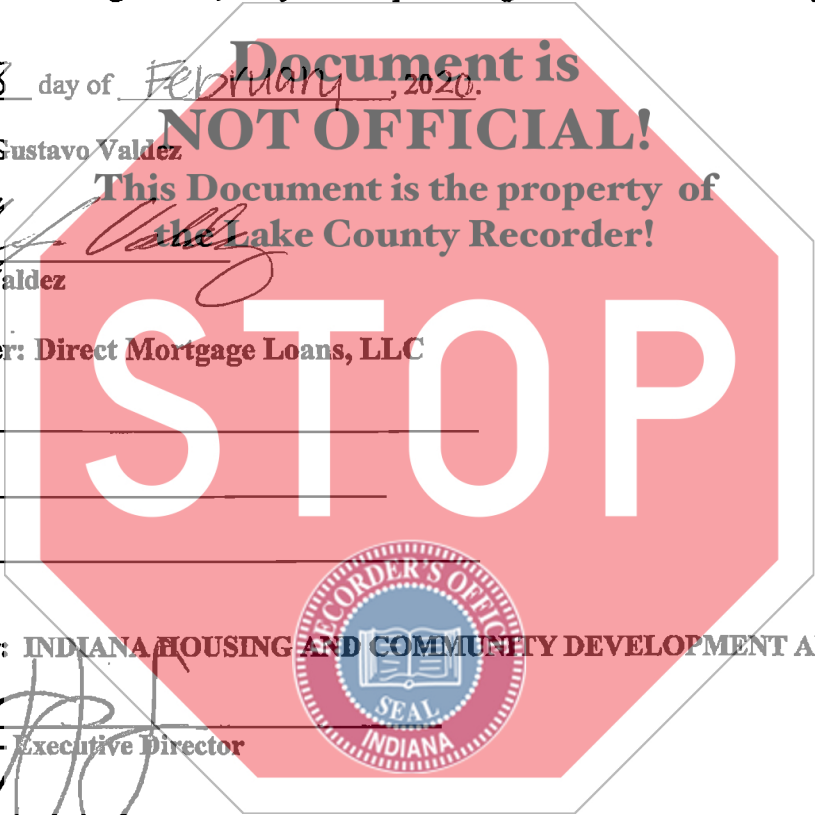
By: _____

Printed: _____

Title: _____

Senior Lender: INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

J. Jacob Sipe
J. Jacob Sipe - Executive Director



NON-COLLUSION AND ACCEPTANCE

The undersigned attest, subject to the penalties for perjury, that he/she is Borrower or Junior Lender, as the case may be, or that he/she is the properly authorized representative, agent, member or officer of Borrower or Junior Lender, that he/she has not, nor has any other member, employee, representative, agent or officer of Borrower or Junior Lender, directly or indirectly, to the best of the undersigned's knowledge, entered into or offered to enter into any combination, collusion or agreement to receive or pay, and that he/she has not received or paid, any sum of money or other consideration for the execution of this Agreement other than that which appears upon the face of this Agreement.

IN WITNESS WHEREOF, Borrower, Senior Lender and Junior Lender have, through their duly authorized representatives, entered into this Agreement. The parties, having read and understood the foregoing terms of this Agreement, do by their respective signatures dated below hereby agree to the terms thereof.

Dated this _____ day of _____, 20__.

Borrower(s): Gustavo Valdez

By: _____
Gustavo Valdez

Junior Lender: Direct Mortgage Loans, LLC

By: _____

Printed: _____

Title: _____

Senior Lender: INDIANA HOUSING AND COMMUNITY DEVELOPMENT AUTHORITY

J. Jacob Sipe – Executive Director



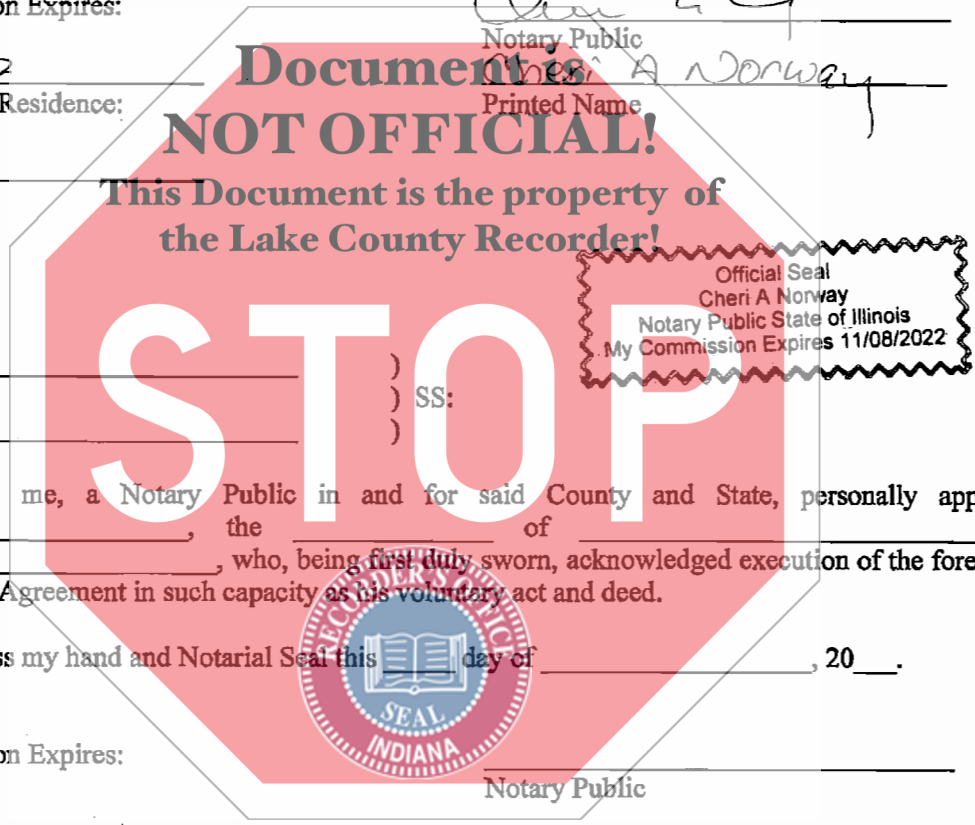
STATE OF IL)
COUNTY OF COOK) SS:

Before me, a Notary Public in and for said County and State, personally appeared Gustavo Valdez who, being first duly sworn, acknowledged execution of the foregoing Subordination Agreement in such capacity as its voluntary act and deed.

Witness my hand and Notarial Seal this 28 day of February, 2020.

My Commission Expires:
11-8-22
My County of Residence:
COOK

Cheri A Norway
Notary Public
Cheri A Norway
Printed Name



STATE OF _____)
COUNTY OF _____) SS:

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of _____, an _____, who, being first duly sworn, acknowledged execution of the foregoing Subordination Agreement in such capacity as his voluntary act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 20__.

My Commission Expires:

My County of Residence:

Notary Public

Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared J. Jacob Sipe, the Executive Director of the Indiana Housing and Community Development Authority, who, being first duly sworn, acknowledged execution of the foregoing Subordination Agreement in such capacity as its voluntary act and deed.

Witness my hand and Notarial Seal this 27th day of February, 2020

My Commission Expires:

1-20-2028

My County of Residence:

Monroe

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Notary Public

Adam Duzan
Printed Name



This document was prepared by Chad Michael Dickerson, Morse & Bickel, PC, 320 North Meridian Street, Suite 506, Indianapolis, IN, 46204.

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. */s/ Chad Michael Dickerson, Esq.*



EXHIBIT A

LEGAL DESCRIPTION

LOT 21, AND THE SOUTH 10 FEET OF LOT 20, IN BLOCK 3, IN WEST PARK ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 35, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

FOR INFORMATIONAL PURPOSES ONLY:

**Common Address: 1940 Superior Avenue, Whiting, IN 46394
PIN# 45-03-07-177-024.000-023**

