

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-025030

9:04 AM 2021 Mar 19

## SUBORDINATION AGREEMENT

WHEREAS John Michael Toleikis and Lindsey M. Toleikis, husband and wife are the owners of the following described real estate, to wit:

LOT 32 IN REPLAT OF LAKE FRONT COMMONS, UNIT 2, BLOCK 3, A PLANNED UNIT DEVELOPMENT IN THE CITY OF WHITING, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 25, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 1444 Center Street, Whiting, IN 46394

And John Michael Toleikis and Lindsey M. Toleikis owner(s) executed a mortgage on the aforesaid real estate to Peoples Bank F/K/A Peoples Bank SB located in Munster, Indiana as Mortgagee(s), which mortgage was dated August 13, 2018 and recorded on August 27, 2018 as Document No. 2018 054519. Whereas said owners executed a mortgage in the amount of \$100,000.00 to Peoples Bank F/K/A Peoples Bank SB located in Munster, IN as mortgagee, which mortgage was dated August 13, 2018 and recorded on August 27, 2018 as Document No. 2018 054519.

Now, therefore, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt which is hereby acknowledged, Peoples Bank F/K/A Peoples Bank SB located in Munster, IN does hereby subordinate the aforesaid mortgage dated August 13, 2018, and recorded on August 27, 2018 as Document No. 2018 054519 and hereby agrees that said mortgage shall be junior and inferior to the mortgage lien of Guaranteed Rate dated Jan 5 2021 and recorded on 2-19-21 as Document No. 2021-055516 and to all advances made and to be made under the provisions of said mortgage and the note secured thereby and to all the terms and provisions therein.

IN WITNESS THEREOF, the said Peoples Bank F/K/A Peoples Bank SB has caused this instrument to be signed by Kevin Crose its VP, Business Banker this 6<sup>th</sup> day of JANUARY, 2021.

Peoples Bank F/K/A Peoples Bank SB

FIDELITY NATIONAL TITLE RLC-2006917

By: Kevin Crose  
Kevin Crose, VP  
Business Banker

Witness my hand this 6<sup>th</sup> day of January, 2021.

STATE OF INDIANA )  
COUNTY OF LAKE )



After Recording Return To:  
Fidelity National Title (RLC)  
8200 W. 185<sup>th</sup> Street,  
Tinley Park, IL 60477

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kevin Crose, VP, Business Banker, and acknowledged the execution of the foregoing Subordination Agreement as a free voluntary act and deed for the uses and purposes therein set forth.

Resident of LAKE County

Veronica Miley  
NOTARY PRINTED NAME

Veronica Miley  
NOTARY SIGNATURE

Fidelity National Title  
RLC 2006917  
My Commission Expires: 1/22/2026

JK  
CK# 1820705022

# NOT AN OFFICIAL DOCUMENT

## CERTIFICATE OF PROOF

THE FOREGOING INSTRUMENT TO WHICH THIS PROOF IS ATTACHED WAS EXECUTED AND DELIVERED in my presence:

Jaque Leonard [Witness's Signature]

Witness: Jaque Leonard [Witness's Printed Name]

STATE OF INDIANA

VS:

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared

Jaque Leonard [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by

KEVIN (CLOSE UP BUSINESS BANKER) [Grantor's or Other Signer's Name(s)] in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 6th day of January, 2021.

Veronica Miley  
[Notary Public's Signature]

Veronica Miley  
[Notary Public's Printed Name]

Notary Public - State of Indiana

Residing at LAKE County

My Commission Expires: 11/22/2026

Commission No. NP 070957



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. *Brittany Nieman, Commercial Loan Processor*

Instrument prepared by: *Brittany Nieman, Commercial Loan Processor*