

Return: Laurence I. Guthmann, Trustee Supreme Linance Corporation 72 West Adams St., Chicago, Illinois

Center,

This Document is the property of a corporation, organized under the laws of Indiana , herein referred to as "Mortgagor," and Laurence I. Guthmann MHEACON COUNTY KERNOTTE WOOK, an individual residing MEN'S TRUSTEE, witnesseth:

THAT, WHEREAS the Mortgagor is justly indebted to the legal holder or holders of the Instalment Note hereinafter described, said legal holder or holders being herein referred to as Holders of the Note, in the principal sum of Dollars, evidenced by Seventy-Seven Thousand Four Hundred & NO/100 (\$77,400.00) Dollars, evidenced by one certain Instalment Note of the Mortgagor of even date herewith, made payable to THE ORDER OF BESONEK.

Supreme Finance Corporation and delivered, in and by which said Note the Mortgagor promises to pay the said principal sum and interest from productions of a company to printe company to a company of the com

received and reprin instalments as follows:

One Thousand Two Hundred Ninety & NO/100 (\$1,290.00) day of January and \$1,290.00 Dollars on the 17th

thereafter until said note is fully paid except that the final Dollars on the 17th day of each Month payment of principal and interest, if not sooner paid, shall be due on the 17th day of December 1974. All such payments on account of the indebtedness evidenced by said note to be first applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each instalment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal and interest being made payable at more than the construction of the note may, from time. to time, in writing appoint, and in absence of such appointment, then at the office of Supreme Finance Corporation, 72 W. Adams, Chicago, Illinois 60603

NOW, THEREFORE, the Mortgagor to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust dots! and the performance of the coverants and agreements herein contained, by the Mortgagor to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY and WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of its estate, right, title and interest therein, situate lying and being in the City of East Cary

COUNTY OF Take being in the City of East Gary Lake Indiana

Legal description of Parcel #1 and #2 are attached hereto and made a part hereof consisting of one (1) typewritten page.

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ANDREW J. MISENKO RECORDER

which, with the property hereinafter described, is referred to herein as the "premises,"

TOGETHER with all improvements, tenements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagor may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration, (whether single units, or centrally controlled, and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inside leds; awnings, sloves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles bereafter placed in the premises by the mortgagor or its successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts here-

This trust deed consists of two pages. The covenants, conditions and provisions appearing on page 2 (the reverse side of this trust deed) are incorporated herein by reference and are a part hereof and shall be binding on the mortgagor, its' successors and assigns. Without any relief whatever from valuation or

Appraisement laws.

If white Whereof said mortgage has carried its corporate sent to be hereunto affixed and these presents to be signed by its Akakkink President and stressed by its according to the day and year first above written, pursuant to authority given by resolutions duly passed by the

Directors and Shareholders Soid resolutions fulfther provide that the note herein described may be executed on tehalf of said corporation by its

President Robert Stendahl Secretary - Lewis A. Stendahl

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CORPORATE SEAL.

David J. Wilcox

STATE OF BEINGE country of Lake Robert Stendahl

a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Central Center, Inc. President of the...

Lewis A. Stendahl

Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such a few of the foregoing instrument as such a few of the few of the few of the said instrument as such a synch and delivered the said instrument as their own free and voluptory act and as the free and voluntary set of said Company, for the uses and purposes therein set forth; and the said was secretary then any there acknowledged that the said instrument as secretary as custodian of the composite seal of said Company, did affix the corporate seal of said instrument as such the said instrument as such that the said instrument as such that the said instrument as such the said instrument as such that the said instrument is such that the said instrument as such that the said instrument is such that the said instrument is such that the said instrument is such that the said instrument

My COMMISSION EXPINES:

Sept. 3, 1973

December AD 19 69 WILCUX NOTARY PUBLIC David

This instrument propored by Laurence I.

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1. Mortgagor shall (1) promptly repair, restore or rebuild any buildings aged or be destroyed; (2) keep said premises in good condition and repair, will expressly subordinated to the ken hersof; (3) pay when due any indebtedness promptly, repair, restore or rebuild any buildings or improvements now or hereafter on the premises which may become damrepair, without waste, and free from mechanic's or other liens or claims for lien not be secured by a lien or charge on the premises superior to the lien to Trustee or to holders of the note; (4) complete within a said premises (5) comply with all requirements of law or munilien hereof, and upon (request exhibit satisfactory, evidence reasonable time any building or buildings now or at an ripal ordinances with respect to the premises and said premises except as required by law or municipal

pecial assessments, water charges, sewer service tee or to holders of the note duplicate receipts 12/ Mostgagor shall pay before any penalty charges, and other charges against the premises therefor. To prevent default hereunder Mortgage statute, any tax or assessment which Mort-

3. Mortgagor shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, lightning or wind from inder policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same ar o hay in full, the indebtedness secured hereby all in companies satisfactors to the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policies not less than ten days prior to the respective dates of expiration.

4. In case of default therein. Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagor in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and, purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said, premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection thereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtations. Morresgur.

The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate produced from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validation of any tax, assessment, sale, forfeiture, tax lies or title or claim thereof.

6. Mortgagor shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof. At the option of the holders of the note, and without notice to Mortgagor, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any instalment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance of any other agreement of the Mortgagor herein contained. 7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items imiliar data entering all such abstracts of title, title searches and costs and costs and costs and costs are continued as to items in items and aster entering all such abstracts of title, title searches and costs and costs and costs are continued to title as Trustee or hidden at any sale.

try of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, Torrens certificates, and similar data and assurances with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bitders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this puragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and hankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any mediatedness secured or such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the promises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be discributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which and interest, remaining unpaid on the note, fourth, any overplus to Mortgagor, its successors or assigns, as their rights may appear.

9: Upon, or at any time after the filing of a bill to foreclose this trust deed, the court in which such bill is filed may appoint a receiver of said premises. Such appointment may be made either before or after saie, without notice, without regard to the solvency or insolvency of Mortgagor at the time of application for such receiver and without regard to the then value of the premises or whether the same shall be then occupied as a bomestead or not and the Trustee hereunder may be appointed as such receiver, shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a denciency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagor, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession; control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

interposing some in an action at law upon the note hereby secured, 11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that

10. No action for the enforcement of the lien or of any prevision hereof shall be subject to any defense which would not be good and available to the party

12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as the without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which lears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed on behalf of the corporation herein designated as the maker thereof and where the release in requested of the original trustee and it has never executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed on behalf of the corporation herein designated as maker thereof:

14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act of Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagor, and all persons claiming under or through Mortgagor, and the word [Mortgagor] when used berein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed.

16. The mortgagor hereby waives any and all rights of redemption from sale under any order or decree of foreclosure of this trust deed, on its own behalf and on behalf of each and every person, except decree or judgment creditors of the mortgagor, acquiring any interest in or title to the premises subsequent to the date of this trust deed.

A PURTANT TO THE TOTAL OF THE T

FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER. THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTI FIED: BY THE TRUSTEE NAMED HEREIN BEFORE THE TRUST oped is filed for recording

berewith under Identification No. _100 AND AND AND AND AND AND ASSESSED OF AST Trustee.

FOR RECORDER'S INDEX PURPOSES

NAME			
STREET			A TATION
CITY			A STATE OF
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INSTRUCTIO	NS STATE OF THE STATE OF		

INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

December 17, 1969

Legal Description

To be attached and made a part of a certain.
Trust Deed dated December /7 1989 by and
between Central Centers Inc. 18nd
Laurence I. Guthmann as Trustee

NOT OFFICIAL!

Parcel #1:

This Document is the property of That part of Section 17, Township 36 North Range 7, West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point on the Northerly line of Central Avenue, in the City of East Gary, Lake County, Indiana, which point is 2656.5 feet Westerly of the East line of the said Section 17, as measured along the said Northerly line of Central Avenue, thence Northerly along a line making a North East angle of 90° with the Northerly line of Central Avenue a distance of 294.27 feet more or less, to the Southerly right of way line of the M.C.RR., thence Westerly and parallel to the M.C. RR. right of way line a distance of 188.95 feet to a point of curve, thence Westerly along a curve convex to the North, with a radius of 2815.45 feet, a distance of 580.78 feet to a point of tangent with the Southerly right of way line of the former J. and N. I. RR., thence Southwesterly along the said Southerly right of way line to a point of intersection with a line which is at right angles to the Northerly line of the said Central Avenue and at a distance of 956 feet Westerly from the point of beginning, as measured along the said Northerly line of said Central Avenue, thence Southerly along the said right angle line to the Northerly line of Central Avenue, thence Easterly along the said Northerly line of Central Avenue a distance of 956 feet to the point of beginning, except that part of the above described parcel; described as follows: beginning at the South East corner of the above described parcel, thence Northerly along the Easterly line thereof 100.00 feet, thence Westerly and parallel to the Northerly line of Central Avenue 132 feet, thence Southerly 100.00 feet to the Northerly line of Central Avenue, thence Easterly along the Northerly line of Central Avenue 132 feet to the place of beginning.

Parcel #2:

That part of Section 17, Township 36 North, Range 7 West of the 2nd P.M., in the town, now city, of East Gary, in Lake County, Indiana, described as follows: Commencing at a point on the Northerly line of Central Avenue as the same is now located and established in the City of East Gary, which point is 2656.5 feet Westerly of the East line of the said Section 17 as measured along the said Northerly line of Central Avenue, thence Westerly along the said Northerly line of Central Avenue, a distance of 1112.94 feet to the point of beginning of the parcel herein described, thence Northwesterly at right angles to the said Northerly line of Central Avenue a distance of 162.8 feet to the Southerly right of way line of the former J. and N. I.R.R.; thence Westerly along the said Southerly right of way line a distance of 153.26 feet; thence Southeasterly along a line at right angles to the said Northerly line of Central Avenue a distance of 131.36 feet to the said Northerly line of Central Avenue; thence Easterly along the said Northerly line of Central Avenue a distance of 150 feet to the point of beginning.