

539-7065

63rd & Halsted  
Chicago, Ill. 60621

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That

J. B. BARNES & BETTY BARNES

(hereinafter referred to as "Mortgagor") of LAKE County, State of

Indiana, MORTGAGE(S) AND WARRANT(S) to Chicago City Bank and Trust Company, Illinois Resident, Illinois Corporation

(hereinafter referred to as "Mortgagee"), the following described real estate in LAKE County, State of Indiana:

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

Lots 9 & 10 and the South 15 feet of Lot 8, Block 32, Ironwood Unit "A", in the City of Gary, as shown in Plat Book 21, Page 4, in Lake County Indiana.

(hereinafter referred to as "Mortgaged Premises") together with all improvements now or hereafter situated on the Mortgaged Premises or used in connection therewith, and all rights, privileges, interests, easements, hereditaments and appurtenances now or hereafter thereunto belonging or appertaining, and all fixtures now or subsequently attached or used in connection with the Mortgaged Premises, and all the rents, issues, income and profits thereof.

This Mortgage is given to secure the performance of the provisions hereof and the payment of a certain promissory note (hereinafter referred

to as the "Note") dated April 21, 1970 in the principal amount of Two Thousand Eight Hundred Dollars (\$2,800.00)

and payable in 60 monthly installments of \$ 48.00 each commencing on the 21 day of June 19 70.

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:  
The Mortgagor shall pay when due all indebtedness secured by this Mortgage, on the dates and in the amounts, respectively, as provided in the Note and in this Mortgage, without relief from valuation and appraisement laws, and with attorneys' fees.  
The Mortgagor shall procure and maintain in effect at all times adequate insurance in insurance companies acceptable to the Mortgagee against loss, of fire and extended coverage in such amounts as the Mortgagee may reasonably require from time to time, and all such insurance policies shall contain proper clauses making all proceeds of such policies payable to the Mortgagee and the Mortgagor as their respective interests may appear. All such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.  
The Mortgagor shall pay all taxes or assessments levied or assessed against the Mortgaged Premises, or any part thereof, as and when the same become due and before penalties accrue.  
The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this Mortgage; and all sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date of date of payment at the rate of eight per centum (8%) per annum.

Remedies of Mortgagee.  
Upon default by the Mortgagor in any payments provided for in said Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, then and in such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, and this Mortgage may be foreclosed accordingly. Upon such foreclosure, the Mortgagee may continue the abstract of title to the Mortgaged Premises, without notice to the Mortgagor, and may add the cost thereof to the principal balance due.  
The Mortgagee, at his option, may extend the time for the payment of the indebtedness, or reduce the payments thereon, or accept a renewal note or notes therefor, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged Premises, and any such extension, reduction or renewal shall not affect the priority of this Mortgage or impair the security hereof in any manner whatsoever, or release, discharge or effect in any manner the personal liability of the Mortgagor to the Mortgagee.  
All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to the Mortgage.

IN WITNESS WHEREOF, said Mortgagor has hereunto set (their) (his) (her) hand(s) and seal(s) this 21 day of April 19 70.

This instrument prepared by ALLAN F. PAPPENMAN

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
(SEAL) J. B. Barnes (SEAL)  
J. B. Barnes  
(SEAL) Betty Barnes (SEAL)  
Betty Barnes

STATE OF INDIANA }  
County of LAKE }  
Before me, a Notary Public in and for said County and State, personally appeared J. B. Barnes and Betty Barnes who acknowledged the execution of the foregoing Real Estate Mortgage.

Witness my hand and Notarial Seal this 21st day of April, 19 70.  
My commission expires September 19, 1970  
Signature Betty L. Blanchard  
Printed Betty L. Blanchard  
NOTARY PUBLIC