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*Carl K. Baigo  
5900 Hohman  
Hammond 46320*

782828

# REAL ESTATE MORTGAGE

This indenture witnesseth that P S & S REAL ESTATE CO.

of Lake County, Indiana, as MORTGAGOR,

Mortgage and warrant to ADLER VENTURES, LTD., An Indiana limited partnership, RON KROSKOL, LINDA GOMBERG, JOSEPH M. SKOZEN, ROZANN WHITE, and R.D. SALVORS, INC., an Indiana for-profit corporation, variously

of Illinois, Virginia and Indiana, as MORTGAGEE,

the following real estate in Lake County State of Indiana, to wit:

Lot 40 to 47, both inclusive, together with the West half of the vacated portion of the North-South alley adjoining the North half of Lot 41 and all of Lots 42 to 46, both inclusive, on the East, (described as, commencing at a point on the East line of Lot 41, 25 feet North of the Southeast corner of said lot; thence East at right angles, 8 feet to the center of said alley; thence North along the centerline of said alley to the Southerly line of Railroad Avenue; thence Northwesterly along said Southerly line, to the East line of Lot 46; thence South along the East line of the North half of Lot 41, and the East line of Lots 42 to 46, both inclusive, to the place of beginning), all in Block 1, Forsyth's Sheffield Subdivision, as shown in Plat Book 8, page 18, in the City of Hammond, In Lake County, Indiana.

Commonly known as:  
1205 North Calumet Avenue, Hammond, Indiana 46326

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: Promissory Note of Michael Probst of even date herewith to Adler Ventures, Ltd. (\$118,750.00), K. & K. Partnership (\$59,375.00), Ron Kruskol (\$29,687.50), Linda Gomberg (\$29,687.50), Joseph M. Skozen (\$59,375.00), and R.D. Salvors, Inc. (\$68,750.00).

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance herein stipulated, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. The mortgagor expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes and charges against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing, with loss payable clause in favor of the Mortgagee, and will, upon request, furnish evidence of such insurance to the Mortgagee, and, failing to do so, the Mortgagee may pay said taxes or insurance, and the amount so paid, with 12% percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

Additional Covenants: No additional covenants.

STATE OF INDIANA / S.S. NO. 123456789 / RECORDS / OCT 12 1987

State of Indiana, LAKE County, ss: Dated this 1st Day of October 1984

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of DECEMBER 19 84 personally appeared: Michael Probst and Mirza Baig, partner, P S & S Real Estate Co. and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

*Michael Probst* Seal  
MICHAEL PROBST, Partner

*Mirza Baig* Seal  
MIRZA BAIG, Partner

My commission expires Sept 18 19 87  
*Andrew J. Fetsch* Signature  
ANDREW J. FETSCH Printed Name  
Resident of LAKE County

This instrument prepared by Andrew J. Fetsch, 5900 Hohman Avenue, Hammond, Indiana 46320 Attorney at Law

MAIL TO: Calumet National Bank, Escrow Agent, Trust Department, 5231 Hohman Avenue, Post Office Box 69, Hammond, Indiana 46325