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MORTGAGE

THIS INDENTURE, made this 25th day of January, A. D., 1985,
by and between
Lake County Trust Co., as trustee under
Trust No. 3475, dated January 23, 1985

hereinafter sometimes called the "Mortgagor(s)," party of the first part, and CALUMET NATIONAL BANK
Hammond, Indiana, a corporation duly organized and existing under and by virtue of the laws of the United States
of America, hereinafter sometimes called the "Mortgagee," party of the second part, WITNESSETH:

THAT WHEREAS, in order to evidence its just indebtedness to the mortgagee in the principal sum of
SEVENTY THOUSAND and 00/100-----dollars (\$ 70,000.00) for money loaned by the mort-
gagee, the mortgagor (s) executed and delivered its certain promissory note identified as Loan
Number 31-10707, bearing date of the 25th day of January
A. D., 19 85, payable as thereby provided to the order of the mortgagee in lawful money of the United States
of America at the office of the Mortgagee in the City of Hammond, Lake County, Indiana, with interest on said
principal sum remaining unpaid from time to time at the rate of -----THIRTEEN----- per cent.
(13.00 %) per annum payable monthly until maturity, and attorney's fees, without relief from valuation and
appraisal laws, and with interest after maturity, until paid, at the highest rate for which it is now lawful to con-
tract, said indebtedness being payable as follows:

In successive monthly installments of One Thousand Two Hundred Seventy-^{Four 800/100} dollars (\$1,274.00)
per month, commencing on the 1st day of April, 19 85, and continuing
on the corresponding day of each calendar month thereafter, to be applied first to interest on the unpaid balance
due thereunder; and the remainder to the principal due thereunder, until said note is paid in full, and providing
that all indebtedness then remaining unpaid thereunder shall be due and payable on the 1st day of
March, 1992, and with the privilege of making extra payments at any time.

NOW THEREFORE, the mortgagor (s), in consideration of the money concurrently loaned as aforesaid, and in
order to secure the prompt payment of said principal note and interest, and to better insure the punctual and faithful
performance of all and singular the covenants and agreements herein undertaken to be performed by the mort-
gagor(s), do(es) hereby MORTGAGE and WARRANT unto the mortgagee, its successors and assigns, all and
singular the real estate situate, lying and being in the County of Lake, and State of Indiana, known
and described as follows, to-wit:

Lots 12 to 16 inclusive, Block 23, Second
Addition to Indiana Harbor, in the City
of East Chicago, as shown in Plat Book 5,
page 18, Lake County, Indiana.

STATE OF INDIANA/S.S. NO.
LAKE COUNTY
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RECORDED
RUDOLPH CLAY

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For Assignment of Rentals see doc

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together with all and singular the tenements, hereditaments, privileges and appurtenances thereunto belonging or in any wise appertaining, and the rents, issues and profits thereof, and all buildings and improvements thereon, or that may hereafter be placed thereon; also all the fixtures of every kind and nature necessary or proper for the use and maintenance of said real estate and premises that are now or may hereafter be placed thereon; and, also all the right, title, interest and estate of the mortgagor(s) in and to said premises, hereby releasing and waiving all rights under and by virtue of any and all valuation and appraisal laws of the State of Indiana, and all right to retain possession of said premises after any default in payment of the indebtedness hereby secured, or any part thereof, or breach of any of the covenants or agreements herein contained.

MOREOVER, the mortgagor(s) expressly covenant(s) and agree(s) with the mortgagee as follows, to-wit:

1. That the mortgagor(s) will pay all the said note and indebtedness herein mentioned according to the tenor and effect of said note, and will pay all sums of money hereby secured or intended to be secured, all with attorney's fees and without relief from valuation and appraisal laws.

2. That the mortgagor(s) will keep the buildings, fences, fixtures, improvements and betterments now on said premises, or that may hereafter be erected thereon, in as good condition as at the present time, and will neither commit nor permit waste on said premises, and will neither do nor permit to be done upon said premises anything that may tend to diminish the value thereof.

3. That the mortgagor(s) will pay, before the same become delinquent, all taxes, assessments and special assessments of every kind that may be levied upon said premises or any part thereof.

4. That the mortgagor(s) will keep all buildings that may be at any time on said premises during the continuance of said indebtedness insured against fire and windstorm, in such company or companies as may be satisfactory to the mortgagee, and for such amount as the mortgagee may from time to time direct, (the loss or damage to be made payable to the mortgagee as its interest may appear), and forthwith upon issuance thereof will deposit such policies with the mortgagee.

5. That in case the mortgagor(s) fail(s) to pay any tax, assessment, or special assessment, or fail(s) to keep the buildings, fences, and fixtures on said premises in good repair and insured as above provided, the mortgagee may pay such taxes, assessments or special assessments, or may redeem said premises from sale for taxes, assessments or special assessments, make repairs or procure insurance, and may pay, remove or discharge any claim, lien or encumbrance, or may purchase any tax title or claim against said premises, and protect the title and possession thereof, in order to preserve the priority of the lien of this mortgage thereon, and may employ attorneys at law to perform any service connected with this mortgage, or to prosecute or defend any suit affecting or involving this mortgage or the title or possession of said premises, and that all moneys paid for any such purpose and all moneys laid out by the mortgagee to protect the lien of this mortgage and the security intended to be effected hereby, shall be immediately due and payable with interest thereon at the highest rate of interest permissible by law, and become so much additional indebtedness secured by this mortgage, and the mortgagor(s) agree(s) to pay all sums so advanced with interest, without relief from valuation and appraisal laws; provided, however, that it shall not be obligatory upon the mortgagee to advance money for any of the purposes aforesaid, or to inquire into the validity of such taxes, assessment or special assessments, or tax sales (the receipts of the proper officers being conclusive evidence of the validity and amount thereof), or into the necessity of such repairs.

6. That if default be made in the performance of any of the covenants or agreements herein or in said note contained, on the part of the mortgagor(s) to be kept and performed, then the whole of said indebtedness secured hereby, including all payments for liens, taxes, assessments, special assessments, insurance, attorney's fees, costs, charges or expenses, shall, at the election of the mortgagee, and without notice of such election, at once become and be due and payable at the place of payment aforesaid, anything in said note or herein to the contrary notwithstanding, and thereupon the mortgagee shall have the right (either with or without process of law, using such force as may be necessary) to enter upon and possess, hold and enjoy said property, and to lease the same or any part thereof upon such terms as to it shall seem best, and to collect and receive all the rents, issues and profits thereof, and to make alterations, improvements and repairs, effect insurance, pay taxes, assessments and special assessments, and do all such other things as may be deemed necessary for the proper protection of the property; and the mortgagee shall have the right to foreclose this mortgage and shall have all other rights and remedies that the law provides, and sale under foreclosure decree shall be without relief from valuation and appraisal laws. In the event that any payment provided for in the note secured hereby shall become overdue for a period in excess of ~~ten (10)~~ ^{ten (10)} days, the mortgagor agrees to pay a "late charge" of ~~1/12th of 2.00%~~ ^{1/12th of 2.00%} of the outstanding, unpaid principal balance ~~for the purpose of defraying the expense incident to handling the delinquent payment.~~ for the purpose of defraying the expense incident to handling the delinquent payment.

7. That upon commencement of any foreclosure, or at any time thereafter, and prior to the expiration of the time for redemption from any sale of said premises on foreclosure, any court of competent jurisdiction, upon application of the mortgagee, may appoint a receiver for said premises to take possession thereof, to collect the rents, issues and profits of said premises during the pendency of such foreclosure, and until the time to redeem the same from foreclosure sale shall expire, and out of rents, issues and profits, to make necessary repairs and to keep the premises in proper condition and repair, and to pay all taxes, assessments and special assessments, to redeem from sale for taxes, assessments and special assessments, and to pay insurance premiums necessary to keep said premises insured in accordance with the provisions of this mortgage and to pay the expense of the receivership, and said receiver shall apply the net proceeds to the payment of the indebtedness secured hereby, and such receiver shall have all the other usual powers of receivers in such cases.

8. That in case suit be brought to foreclose this mortgage, an adequate and reasonable sum shall be allowed to the mortgagee in such proceedings for attorney's fees and the costs of a complete abstract of title to said premises, which several sums shall be so much additional indebtedness secured hereby, and shall be recoverable as such whether the suit proceeds to decree or not and shall be included in the decree entered in such foreclosure.

9. That the mortgagee, at its option, may extend the maturity of the note and indebtedness secured hereby, or any balance due thereon, from time to time, upon written agreement executed by the mortgagor(s), for such further periods, at such rate of interest, and upon such conditions as may then be agreed upon, and no such extension, and no forbearance or delay of the mortgagee in enforcing any of the provisions of this indenture, shall operate to impair the lien hereof or waive any rights accrued or that might accrue hereunder.

10. That this indenture and the note secured hereby are made and executed under, and are, in all respects, to be construed by the laws of the State of Indiana, and that the various rights, powers, options, elections, appointments and remedies herein contained shall be construed as cumulative, and no one of them as exclusive of any other or of any right or remedy allowed by law, and all shall inure to the benefit of the successors and assigns of the mortgagee and of all holders of said note.

11. That at such time as the Mortgagors herein shall convey title to the mortgaged property the entire principal balance and earned interest then due on said mortgage and note shall become immediately due and payable in full.

12. That whenever the mortgagor(s) shall have fully paid the indebtedness hereby secured, with all the interest thereon, and up to that time, shall have well and truly performed all and singular the covenants and agreements herein undertaken to be performed, then all of such covenants and agreements shall cease and determine (but not otherwise), and the mortgagor(s), or the successors or assigns thereof, shall be entitled to a satisfaction of this mortgage, but shall pay the expense of recording the same.

IN WITNESS WHEREOF, the mortgagor(s)
day and year first above written.

has executed this instrument under seal the
Lake County Trust Co., as trustee under
Trust #3475, dated January 23, 1985.

BY: SEE SIGNATURE PAGE ATTACHED
Donna L. Campbell, Vice Pres. & Trust
Officer

ATTEST:
BY: SEE SIGNATURE PAGE ATTACHED
Charlotte L. Keilman, Assistant Secretary

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, the undersigned, a notary public in and for said County and State personally appeared

and acknowledged the execution of the above and foregoing instrument as
and deed for the uses and purposes therein set forth.

free and voluntary act

GIVEN under my hand and official seal this

day of

, 19 .

SEE SIGNATURE PAGE ATTACHED

My commission expires:

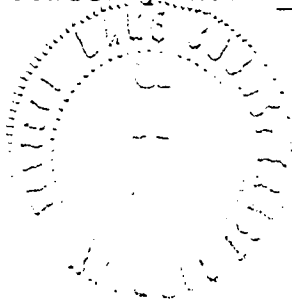
Notary Public

County of Residence:

This instrument prepared by Sheila A. Volkmann, Mortgage Loan Officer

THIS MORTGAGE is executed by the LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Lake County Trust Company, hereby warrants that it possessed full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein or in said principal note contained shall be construed as creating any liability on said Lake County Trust Company personally to pay the said principal note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder, and that so far as said Lake County Trust Company personally is concerned, the legal holder or holders of said principal notes and the owner or owners of any indebtedness accruing hereunder shall look solely to the premises hereby mortgaged for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in said principal notes provided or by action to enforce the personal liability of the guarantor, if any.

IN WITNESS WHEREOF, LAKE COUNTY TRUST COMPANY, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Vice-President and Trust Officer and attested by its Assistant-Secretary this 25th day of January, 19 85.



LAKE COUNTY TRUST COMPANY, not personally but as Trustee under the provisions of a Trust Agreement dated January 23, 1985 and known as Trust No. 3475.

By: Donna L. Campbell
Donna L. Campbell, Vice-President
and Trust Officer

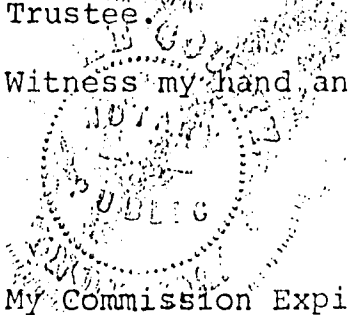
ATTEST:

By: Charlotte L. Keilman
Charlotte L. Keilman
Assistant-Secretary

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named Donna L. Campbell, Vice-President and Trust Officer and Charlotte L. Keilman, Assistant-Secretary of the Lake County Trust Company, who acknowledge the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act acting for such corporation, as Trustee.

Witness my hand and seal this 7th day of February, 19 85.



Ruth E. Carlson
Ruth E. Carlson - Notary Public
Resident of Lake County, Indiana.

My Commission Expires:

March 22nd, 1986.