

825107

MORTGAGE BY INDIVIDUALS OR PARTNERSHIP

LOAN NO. _____

TITLE INSURANCE
Crown Point, Indiana

Know All Men, That the undersigned BROADMOOR II ASSOCIATES, LTD., an Illinois Limited Partnership,
by Robert W. Christoph and John F. Kennedy, General Partners

hereinafter called the Mortgagor, hereby mortgages to Security Savings and Loan Association, a corporation located in Milwaukee,
Wisconsin, hereinafter called the Mortgagee, the following described real estate in Lake

County, Wisconsin, to wit:

Lots 1 to 18, both inclusive, in Broadmoor, a Planned Unit Development, in the Town of Merrillville,
as per plat thereof, recorded in Plat Book 51 page 39, in the Office of the Recorder of Lake County,
Indiana.

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
OCT 21 9 23 AM '85
RUDOLPH CLAY
RECORDER

including all apparatus, equipment, and fixtures used to supply heat, gas, air conditioning, water, light, power, refrigeration, or ventilation, all
built-in and custom made units and fixtures including draperies and tacked down carpeting and any other thing, now or hereafter, therein or
thereon, including screens, window shades, storm doors and windows, floor coverings, screen doors, awnings, ranges, and water heaters (all of
which are declared to be a part of said real estate whether physically attached thereto or not), together with the privileges, hereditaments,
appurtenances and improvements now or hereafter belonging to or erected thereon, and all the rents, profits and income which shall arise or be
had therefrom, hereby releasing and waiving all rights under and by virtue of any Homestead Exemption laws, and all right to retain possession
of said premises after any default in payment of the obligation referred to herein, or breach of any of the covenants or agreements herein
contained.

This mortgage is given to secure an indebtedness arising from a mortgage note dated October, 19 85
in the original amount of One Million Six Hundred Fifty Thousand and 00/100ths
Dollars (\$ 1,650,000.00) payable
in installments including interest and such other amounts as may accrue or be chargeable against said loan amount in accordance with the
provisions of said note or associated loan documents executed by said Mortgagor to said Mortgagee, and any additional and subsequent
advances or payments made by said Mortgagee, pursuant to the note above referred to and/or any subsequent note(s) and subsequent additional
advance agreement(s), and including any accruals resulting from negative amortization. This mortgage also secures all renewals and/or
extensions of such note. All the terms and conditions of the note(s) and any additional advance agreement(s) secured hereby are incorporated
herein and made part hereof with the same force and effect as though fully set forth herein, including, but not limited to, duty to warrant title;
insure fully, keep in repair and free from liens, make payments for taxes and insurance monthly, pay higher interest on notice and defaults; also
the rights of the Association with respect to the acceleration of the maturity date, and to commence an action at law or in equity because of
defaults.

In the event that the mortgaged premises or any part thereof are sold, conveyed, or transferred, or in the event that either legal or
equitable title, in any manner whatsoever, shall vest in any person other than the Mortgagor for any reason whatsoever, the entire indebtedness
pursuant to this mortgage and the note that it secures shall become due and payable forthwith, without further notice, unless the Association
consents to such transfer. If this mortgage is executed by a partnership, any change of partners shall be deemed a transfer of title as referred to in
this paragraph.

The Mortgagor agrees that in the event of the foreclosure of this mortgage it will be bound by the provisions of the following:
Accelerated Redemption Periods: If (i) the Property is twenty (20) acres or less in size, (ii) Lender in an action to foreclose this Mortgage waives
all right to a judgment for deficiency and (iii) Lender consents to Borrower's remaining in possession of the Property, then the sale of the
Property may be six (6) months from the date the judgment is entered if the Property is owner-occupied at the time of the commencement of the
foreclosure action. If conditions (ii) and (iii) above are met and the Property is not owner-occupied at the time of the commencement of the
foreclosure action, then the sale of the Property may be three (3) months from the date the judgment is entered. In any event, if the Property has
been abandoned, then the sale of the Property may be two (2) months from the date the judgment is entered.

The Mortgagor agrees to pay all taxes and assessments on said premises and a reasonable sum of money as and for attorneys' fees in
case of foreclosure hereof, which if paid by the Association, shall be added to the indebtedness and secured by this mortgage. In the event of the
nonperformance of any of the agreements contained in the note or mortgage, said Mortgagee is hereby authorized to grant, bargain, sell and
convey said real estate at public auction, and make all necessary deeds of conveyance to the purchaser thereof, or the Mortgagee may at its
option commence proceedings to foreclose the mortgage.

All covenants, agreements, stipulations and conditions herein contained in said note shall be binding upon and inure to the benefit of
the parties and their respective heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, Said Mortgagors have hereunto set their hands and seals at Milwaukee
Wisconsin this 16th day of October, 19 85

By: Robert W. Christoph (SEAL) General Partner

By: John F. Kennedy (SEAL) General Partner

This instrument was drafted by
Attorney Michael L. Sorgi

STATE OF WISCONSIN }
..... Cook County } SS.

This space reserved for recording data

Personally came before me this 16th day of October,
A.D., 19 85, the above named John F. Kennedy
and Robert W. Christoph, General Partners, Broadmoor II Associates
Ltd., an Illinois Limited Partnership

to me known to be the person(s) who executed the foregoing instrument and
acknowledged the same

Notary Public - State of Wisconsin Illinois
My commission expires

MY COMMISSION EXPIRES DEC. 7, 1987

825108
For Act by Rents See Doc #

120861-84-D