

A-426125 Pd9
3-4006

Please return to:
Calumet National Bank
1806 Robin Hood Blvd.
Schererville, IN 46375
Attn: Mr. T. Farrell

928236

MORTGAGE

CHICAGO TITLE INSURANCE COMPANY
INDIANA DIVISION

For Cert see doc # 928237

THIS INDENTURE, made this 10th day of July, 1987 by and between Tom Largus and Carol Largus, as it applies to that real estate identified as Parcel I, and Lake County Trust Company, an Indiana corporation, as Trustee under the provisions of a trust agreement dated the 6th day of August, 1981 and known as Trust No. 3144, as it applies to that real estate identified as Parcel II, hereinafter sometimes called the "mortgagors" or mortgagor" (the intent will be that either term, singular or plural, will refer to all three of the borrowers), 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, herein after sometimes called the "mortgagee", a party of the second part, WITNESSETH:

THAT WHEREAS, in order to evidence their just indebtedness to the mortgagee in the principal sum of Three Hundred Thirty Thousand No Hundred and No Dollars (\$330,000. 00) for money loaned by the mortgagee, the mortgagors and delivered their certain, promissory note identified as Loan Number 32-00118 bearing the day of July 10th, 1987, payable as thereby provided in the order of the mortgagee in lawful money of the United States of America at the office of mortgagee in the City of Hammond, Lake County, Indiana, with interest payable monthly on the principal sum remaining unpaid from time to time to reflect Calumet National Bank prime interest to its customers plus one-half of one percent (1/2 of 1%), per annum, variable semi-annually, with attorney's fees and 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 contract. All indebtedness evidenced by said promissory note shall be repaid on or before August 15, 2002.

STATE OF INDIANA
L. C. RECORDER
JUL 16 1 05 PM '87

LILLIAN BLASTICK
L.C. RECORDER

NOW THEREFORE, the mortgagors, 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 mortgagors do 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:

OK
14.00

to wit:

Parcel I: The East 125.00 feet of Lot 3, Midwest Central Business Park, Unit 3, to the Town of Munster, being a resubdivision of part of Block 3, Midwest Central Business Park, as shown in Plat Book 58, page 44, in Lake County, Indiana.

a/k/a 732 West 45th Street, Munster, Indiana 46321

Parcel II: Part of Lot 1, Arie Jabaay's Subdivision, in the Town of Munster, as shown in Plat Book 2, page 42, in Lake County, Indiana, described as follows: Beginning at a point in the center line of Ridge Road, 90 feet South-easterly from the intersection of said road and the East line of Hohman Street as established June 1, 1910; thence North and parallel to the East line of said Hohman Street and along the East line of Lot 42 in Hollywood Manor as recorded in Plat Book 19, page 26, a distance of 170 feet; thence East at right angles 214.1 feet to the East line of said Lot 1, thence South along the East line of said Lot 205.93 feet to the Southeast corner thereof, being the center line of Ridge Road; thence Northwesterly along the center line of said road, 215.41 feet to the place of beginning, except 50 feet by parallel lines off the West side thereof and 80 feet by parallel lines off the East side thereof.

a/k/a 213 Ridge Road, Munster, Indiana 46321

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 in and to said premises, hereby releasing and waiving all rights under and by virtue of any and all valuation and appraisement 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 expressly covenants and agrees with the mortgagee as follows, to-wit:

1. That the mortgagor 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 appraisement 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 part thereof.

4. That the mortgagor(s) will keep all buildings that may 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 fails 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 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 line 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 and 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 mortgage 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.

7. In the event that any payment provided for in the note secured hereby shall become overdue for a period in excess of ten (10) days, the mortgagor(s) agree(s) to pay a "late charge" of 2.00% of the unpaid, outstanding, principal balance divided by twelve (12); an example of such a computation is as follows: outstanding principal of \$100,000.00 multiplied by .02 equals \$2,000.00 divided by 12 equals \$166.67.

8. 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 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.

9. That in case suit be brought to foreclosure 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 title search of 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.

10. 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.

11. 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, election, 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.

12. Said mortgaged premises shall not be sold or transferred without the written consent of the mortgagee, and no contract or agreement shall be entered into by the mortgagor(s) whereby any one may acquire the right to a lien, mortgage or other incumbrance upon the mortgaged premises, without the written consent of the mortgagee first had and obtained.

13. 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 determined (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.

14. The original financing provided to the mortgagors was secured by the mortgage identified as loan number 25-0011128. A certain commitment letter, dated October 23, 1986, was part of the loan agreement. Except for the change in loan amount and dates, the mortgagors, in executing this document, acknowledge that the tenure (that is, the basic terms and conditions) of the original loan agreement still hold true and consider themselves bound by that loan agreement.

(6)

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 possesses 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 10th day of July, 19 87.

LAKE COUNTY TRUST COMPANY, not personally but as Trustee under the provisions of a Trust Agreement dated August 6th, 1981 and known as Trust No. 3144.

BY: Donna LaMere
Donna LaMere, Vice President & 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 LaMere, 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 14th day of July, 19 87.

Star I. Lugar
Star I. Lugar Notary Public

My Commission Expires: June 25, 1991

Resident: Lake County, Indiana

