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PO Box 553
East Chicago, IN

954311

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That EAST CHICAGO LODGE #1256, LOYAL ORDER OF MOOSE,
an Indiana corporation, 1525 Chicago Street, Hammond, Indiana 46327

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

AND WARRANT to THE SUPREME LODGE OF THE WORLD, LOYAL ORDER OF MOOSE,
an Indiana corporation,

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

Part of the Southeast quarter of Section 30, Township 37 North, Range 9 West of the Second Principal Meridian, described as Commencing at a point on the North line of Chicago Avenue which point is 90.02 feet West of the East line of said Section 30, measured on the North line of Chicago Avenue; thence Northerly a distance of 201 feet to a point 90 feet West of the East line of said Section 30 to the Southerly line of the 148.5 foot right of way conveyed to the Chicago & Calumet Terminal Railway Company by deed dated June 7, 1890 and recorded June 26, 1890, in Book No. 47, page 521 to 526; thence Westerly along the Southerly right of way line last mentioned a distance of 603.86 feet; thence South on a line at right angles to Chicago Avenue, a distance of 201.0 feet to a point on the North line of Chicago Avenue; thence Easterly along said line 603.86 feet to the point of beginning, in the City of Hammond, Lake County, Indiana.

Key #37-75-12.

Subject to terms and conditions of a first mortgage due First Federal Savings & Loan Association of East Chicago, a United States Corporation, now called CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION, its successors and assigns.

LILLIAN BLASTICK
L.C. RECORDER
STATE OF INDIANA V.S.S. NO.
LAKE COUNTY
FILED FOR RECORD
Dec 14 11 42 AM '87

(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 to or used in connection with the Mortgaged Premises, and all the rents, issues, income and profits thereof.

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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 on or about November 10, 1987, in the principal amount of THIRTY TWO THOUSAND NINE HUNDRED SIXTY TWO AND 55/100 Dollars (\$ 32,962.55),

Select and complete appropriate clause; strike inappropriate clause.

with interest from November 10, 1987 on the unpaid balance at the rate of TEN per centum (10 %) per annum before maturity or so long as there is no uncured default in the payment of any installment of principal or interest thereunder, and with interest at the rate of eight per centum (8%) per annum after maturity or while there exists any uncured default hereunder, until paid, without relief from valuation or appraisal laws and with attorney's fees. The maker(s) shall have the privilege of pre-paying the indebtedness evidenced thereby in whole or in part at any time. Interest shall cease on any amount paid from time to time as of the date of such payment.

~~with interest from _____ at the rate of _____ per centum (_____ %) per annum before maturity or so long as there is no uncured default in the payment of any installment of principal or interest thereunder, such interest to be computed on the following June 30 or December 31, whichever date is nearest, and thereafter semi-annually on each June 30, December 31, or date of payment in full, upon the principal sum unpaid at the beginning of such periods; the amount of interest so found due shall be added to the amount remaining due thereunder; and with interest at the rate of eight per centum (8%) per annum after maturity or while there exists any uncured default hereunder, until paid, without relief from valuation or appraisal laws and with attorney's fees. The maker(s) shall have the privilege of paying, at any time, any sum or sums in addition to the installments therein required.~~

Said principal and interest are payable as follows:

\$330.00 per month to be applied first to the interest and the remainder to the principal commencing on the 1st day of December, 1987, and on the 1st day of each and every month thereafter.

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:

1. Payment of Indebtedness.

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 appraisal laws, and with attorneys' fees.

2. No Liens.

The Mortgagor shall not permit any lien of mechanics or materialmen to attach to the Mortgaged Premises or any part thereof.

3. Repair of Mortgaged Premises; Insurance.

The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain in effect at all times adequate insurance in reliable insurance companies acceptable to the Mortgagee against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards 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.

4. Taxes and Assessments.

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.

5. Advancements to Protect Security.

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 or dates of payment at the rate of eight per centum (8%) per annum; and such sums may include, but are not limited to, insurance premiums, taxes, assessments, and liens which may be or become prior and senior to this Mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this Mortgage or to the Mortgaged Premises.

6. Default by Mortgagor; Remedies of Mortgagee.

Upon default by the Mortgagor in any payments provided for herein or in said Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or shall be adjudged bankrupt, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, then and in any 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.

7. Non-Waiver; Remedies Cumulative.

No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of his rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.

8. Extensions; Reductions; Renewals; Continued Liability of Mortgagor.

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 therefore, 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 affect in any manner the personal liability of the Mortgagor to the Mortgagee.

9. General Agreement of Parties.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this Mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this Mortgage are for convenience only and do not define, limit or construe the contents of such paragraphs.

IN WITNESS WHEREOF, said Mortgagor has hereunto set its hand and seal
this 1st day of December, 1987.

EAST CHICAGO LODGE #1256, LOYAL ORDER OF MOOSE, an Indiana corporation,

Signature _____ (Seal)

Signature _____ (Seal)

Printed _____

Printed _____

BY:

✓ Signature John Demo (Seal)
Printed JOHN DEMO, Governor

✓ Signature Bobby L. Gray, Jr. (Seal)
Printed BOBBY L. GRAY, JR.,
Secretary/Administrator

STATE OF INDIANA

COUNTY OF

} SS:

Before me, a Notary Public in and for said County and State, personally appeared JOHN DEMO,
GOVERNOR, and BOBBY L. GRAY, JR., Secretary/Administrator of the EAST CHICAGO
LODGE #1256, LOYAL ORDER OF THE MOOSE, an Indiana corporation,

who acknowledged the execution of the foregoing Real Estate Mortgage.

Witness my hand and Notarial Seal this 1st day of December,

1987.

Signature Dorothy Collins
Printed DOROTHY COLLINS
NOTARY PUBLIC resident of

My commission expires
November 18, 1989

This instrument prepared by: Michael E. Connelly,
Attorney at Law, 4620 Magoun Ave., East Chicago, IN
46312