

Return to:  
Greg Reising  
607 S Lake St  
Gary

015802

# Real Estate Mortgage

This Indenture Witnesseth, That RICHARD G. LIVINGSTON and  
CHRISTINE L. LIVINGSTON, Husband and

of LAKE County, in the State of INDIANA  
Mortgage and Warrant to GEORGE A. ROGGE and BRUCE E. AYERS, JR.

of LAKE County, in the State of INDIANA, the following described

Real Estate in LAKE County, in the State of Indiana, as follows, to-wit:  
Lots 6, 7, 8, 9, and 10, in Resubdivision of Block 14,  
Norcott's Addition to Indiana City, in the City of  
Gary, as per plat thereof, recorded in Plat Book 24,  
page 19, in the Office of the Recorder of Lake County,  
Indiana.

More commonly known as: 900 Shelby Street; Gary, Indiana 46403

### SUBJECT TO THE FOLLOWING:

As security for a Note signed the same date as this instrument which provides for the payment of \$30,000.00 plus Ten (10%) Percent interest per annum. To be paid in monthly installments of \$263.27 in 59 monthly installments and a 60th installment of \$28,944.08. With reduction of \$1,000.00 for timely payments including 30 day grace period, beginning the first full month after the date of the Note and payable the same day of each month thereafter until paid in full under the stated terms of the Note.

\*\* ADDITIONAL TERMS ON REVERSE

and the mortgagors expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay any one of said notes, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then all of said notes are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said notes are paid, said mortgagors will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as their interest may appear and the policy duly assigned to the mortgagee, to the amount of THIRTY THOUSAND (\$30,000.00) Dollars and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with per cent interest thereon, shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor have hereunto set their hands and seal this 22<sup>ND</sup> day of December, 19 88

*Richard G. Livingston* (Seal) RICHARD G. LIVINGSTON (Seal)  
*Christine L. Livingston* (Seal) CHRISTINE L. LIVINGSTON (Seal)

STATE OF INDIANA, LAKE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 22<sup>nd</sup> day of December, 19 88 came RICHARD G. LIVINGSTON and CHRISTINE L. LIVINGSTON

and acknowledged the execution of the foregoing instrument.  
Witness my hand and official seal.

My Commission expires 6/22/90 *Elna Redigonda* Notary Public  
County of residence: PORTER ELSA REDIGONDA

This instrument prepared by: GREGORY S. REISING  
ATTORNEY AT LAW  
607 SOUTH LAKE STREET  
GARY, INDIANA 46403

144212

TICOR TITLE INSURANCE  
Crown Point, Indiana

CROWN POINT, INDIANA 46307  
RECORDED IN BOOK 11  
PAGE 58

Dec 29 2 1988

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ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, the annexed Mortgage to.....
which is recorded in the office of the Recorder of.....County, Indiana, in Mortgage Record
....., page....., and the notes described therein which it secures are hereby assigned and transferred
to .....without recourse upon the mortgage.

Witness the hand and seal of said mortgagee, this.....day of....., 19.....
.....(SEAL)

STATE OF INDIANA, .....County, ss: :
Before me, the undersigned, a Notary Public in and for said county, this.....day of
.....19....., came.....and acknowledged the
execution of the annexed assignment of mortgage.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission expires.....Notary Public.

RELEASE OF MORTGAGE

THIS CERTIFIES that the annexed Mortgage to.....
which is recorded in the office of the Recorder of.....County, Indiana, in Mortgage Record
....., page....., has been fully paid and satisfied and the same is hereby released.

Witness the hand and seal of said mortgagee, this.....day of....., 19.....
.....(SEAL)

STATE OF INDIANA, .....County, ss: :
Before me, the undersigned, a Notary Public in and for said county, this.....day of
.....19....., came.....and acknowledged the
execution of the annexed release of mortgage.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.
My Commission expires.....Notary Public.

In addition to the monthly payment noted on reverse,
Mortgagors promise and agree to pay a monthly escrow fee of
\$9.17 for insurance premiums to be paid by mortgagee and a
monthly fee of \$132.83 for real estate taxes to be paid
by mortgagee. Said insurance escrow payments shall begin with
the first payment due on the Note signed of even date. The tax
escrow payments shall be due beginning with the December, 1989
payment on said Note. The Mortgagees shall be solely liable for
real estate taxes due in 1989. Mortgagors acknowledge that the
escrow payments will change with changes in the tax rate and
insurance costs. Mortgagees will notify mortgagors of any said
changes in writing. Upon final payment of the Note all funds in
escrow, if any, will be refunded to mortgagors.

MORTGAGE

FROM
TO

Received for record this.....
day of....., 19.....
at.....o'clock ..... m., and recorded
in Mortgage Record No. .... page .....
Recorder ..... County.
Fee \$.....