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CHICAGO TITLE INSURANCE COMPANY
STATE OF INDIANA/S.S. NO.
LAKE COUNTY
FILED IN RECORDED

096337 REAL ESTATE MORTGAGE

This indenture witnesseth that LARRY E. VAN VLEET

APR 20 1 12 PM '90
ROBERT J. B. STAMM
RECORDER
as MORTGAGOR

of The County of Lake and State of Indiana

Mortgages and warrants to Frank N. Tatone and Antoinette Tatone, Husband and Wife (as to an undivided one-half interest) and Sebastian Tatone and Helen T. Tatone, as Trustees of the Tatone Trust dated the 17th day of October, 1985 (as to an undivided one-half interest), all of the County of Lake and State of Indiana, as MORTGAGEE,

the following real estate in Lake County State of Indiana, to wit:

All of Lots 8, 9 and 10 in Block 1 in Peterson's First Addition to East Gary, now Lake Station, Indiana, the plot of which is recorded in Plat Book 9, Page 6, in the Office of the Recorder of Lake County, Indiana, but excepting therefrom the following parcel; to-wit: Beginning at a point on the South line of said Lot 10 North 89 Degrees 58 minutes 18 seconds East 16.00 feet from the Southwest corner of said Lot 10, which point of beginning is on the Eastern boundary of U.S.R. 6 and S.R. 51 (Ripley Street, formerly known as Saunders Street); thence North 9 degrees 00 minutes 45 seconds West 126.54 feet along the boundary of said U.S.R. 6 and S.R. 51 to the Northwest corner of said Lot 10; thence North 89 degrees 58 minutes 18 seconds East 85.00 feet along the North line of said lots to the Northeast corner of said Lot 8; thence South 0 degrees 01 minutes 42 seconds East 3.00 feet along the East line of said Lot 8; thence South 89 degrees 58 minutes 18 seconds West 33.38 feet; thence South 42 degrees 36 minutes 19 seconds West 37.16 feet; thence South 0 degrees 48 minutes 31 seconds East 94.66 feet to the South line of said Lot 10; thence South 89 degrees 58 minutes 18 seconds West 8.00 feet along said South line to the point of beginning and containing 2,653 square feet, more or less.

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as well as the rents, profits and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and:

A To secure the payment, when the same shall become due, of the following indebtedness of even date herewith: A promissory note in the principal sum of \$75,000.00 executed on even date

with interest at the rate of 10 per cent per annum computed monthly during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of 15% per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisal Laws, and with attorney's fees;

- B Also securing any renewal or extension of such indebtedness;
- C Also securing all future advances to the full amount of this mortgage;
- D Also securing all indebtedness or liabilities incurred by the holder hercof for the protection of this security or for the collection of this mortgage.

Mortgagor agrees to pay to Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance and assessments against said real estate; and these payments shall constitute a trust fund out of which all future taxes, insurance and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal.

Mortgagor further covenants and agrees as follows:

1. To keep all buildings, fixtures and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss-payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof.

1.00 ct

2. To exercise due diligence in the operation, management and occupation of said real estate and the improvements thereon and not to remove or suffer to be removed any fixtures and/or appliance, now or hereafter placed on said premises; and to keep said real estate and improvements thereon in their present condition and repair, normal and ordinary depreciation excepted; Mortgagor shall not do or suffer to be done any acts which will impair the security of this mortgage nor any illegal or immoral acts on said premises; and Mortgagee shall have the right to inspect said premises at all reasonable times.

3. The holder of this obligation may renew the same or extend the time of payment of the indebtedness or any part thereof or reduce the payments thereon; and any such renewal, extension or reduction shall not release any maker, endorser, or guarantor from any liability on said obligation.

4. No sale of the premises hereby mortgaged or extension of time for the payment of the debt hereby secured shall operate to release, discharge or modify in any manner the effect of the original liability of the Mortgagor; and any extension of time on this mortgage by Mortgagee or his assigns, without the consent of the holder of any junior lien or encumbrance, shall not operate to cause a loss of the priority of this mortgage over such junior lien. Mortgagee shall be subrogated to any lien or claim paid by moneys advanced and hereby secured.

5. In case any part of the premises is appropriated under the power of eminent domain, the entire amount paid for said portion of the premises so appropriated shall be paid to this Mortgagee.

6. It is agreed that time is the essence of this agreement and that, in case of default in the payment of any installment when the same shall become due and payable, the holder of the note and mortgage may, at his option, declare all of the debt due and payable, and any failure to exercise said option shall not constitute a waiver of right to exercise the same at a later date. In the event any proceedings shall be instituted on any junior lien or encumbrance against said real estate, then the Mortgagee herein may immediately declare this mortgage due and payable and institute such proceedings as may be necessary to protect his interest. The lien of this mortgage shall include all heating, plumbing and lighting or other fixtures now or hereafter attached to or used in connection with said premises.

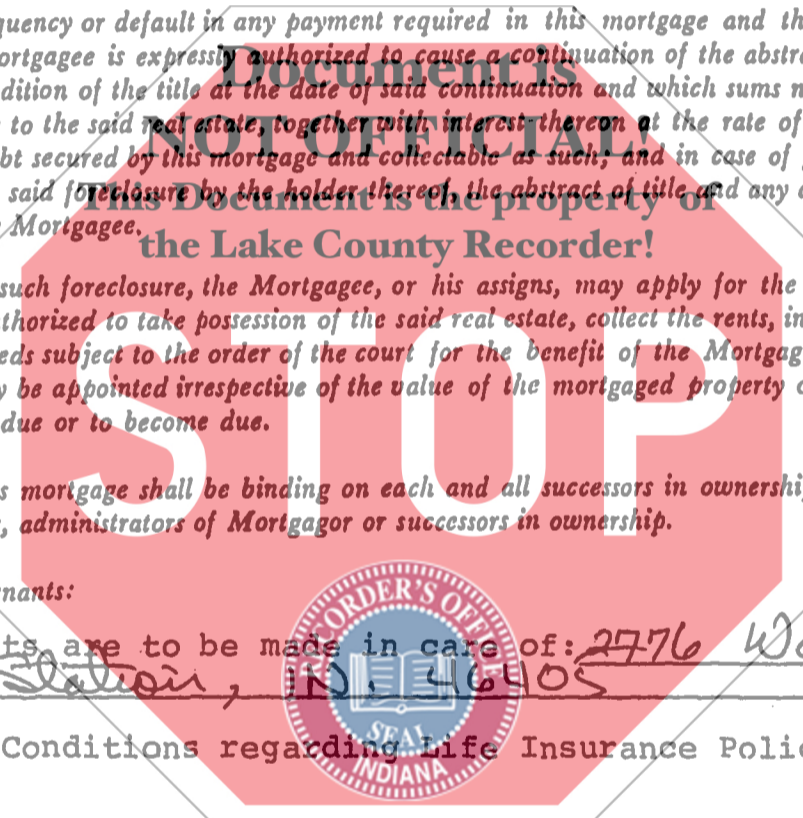
7. In case of delinquency or default in any payment required in this mortgage and the institution of foreclosure proceedings thereunder, Mortgagee is expressly authorized to cause a continuation of the abstract of title at the expense of Mortgagor to show the condition of the title at the date of said continuation and which sums necessarily spent for continuation of the abstract of title to the said real estate, together with interest thereon at the rate of eight per cent per annum, shall become part of the debt secured by this mortgage and collectable as such; and in case of foreclosure and purchase of said real estate pursuant to said foreclosure by the holder thereof, the abstract of title and any continuation thereof shall be the absolute property of the Mortgagee.

8. In the event of such foreclosure, the Mortgagee, or his assigns, may apply for the appointment of a receiver, which receiver is hereby authorized to take possession of the said real estate, collect the rents, income or profit, in money or in kind, and hold the proceeds subject to the order of the court for the benefit of the Mortgagee pending foreclosure proceedings. Said receiver may be appointed irrespective of the value of the mortgaged property or its adequacy to secure or discharge the indebtedness due or to become due.

9. All terms of this mortgage shall be binding on each and all successors in ownership of said real estate, as well as upon all heirs, executors, administrators of Mortgagor or successors in ownership.

10. Additional Covenants:

- A) All payments are to be made in care of: 2776 Wayne St
Lake Station, IN 46405
- B) Terms and Conditions regarding Life Insurance Policy (see attached)



P.M.P. L.V.V.

State of Indiana, Lake County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of April 19 90 personally appeared:

LARRY VAN VLEET

and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires September 17 19 92

Thelma Jean Carter Notary Public
Thelma Jean Carter Printed Signature

Resident of Lake County

Dated this 12 day of April 19 90

Larry S. Van Vleet Seal
LARRY VAN VLEET

_____ Seal

_____ Seal

_____ Seal

_____ Seal

_____ Seal

This instrument prepared by Thomas Kenneth Parry, Attorney at Law

P.O. Box 819, Crown Point, IN 46307-0819

Mall to:

10.) That, from the date of closing until all of the terms and conditions of said Mortgage are satisfied and said Promissory Note is paid in full, the Buyer shall acquire, maintain and, on the Date of Closing, irrevocably assign to the Mortgagees a Life Insurance Policy (issued by a Company rated as "A Plus Superior" by A. M. Best and Associates for at least the last Ten (10) years) insuring the BUYER'S life in the Principal sum of \$75,000.00 and naming the Mortgagees as "Named Insured" thereon. The assign of said Policy to the Mortgagees shall continue until such time as all of the terms and conditions of said Mortgage are satisfied and said Promissory Note is paid in full; after which, the Mortgagees shall assign all right, title and interest in and to said policy back to the Mortgagor. The Mortgagor shall be responsible for and pre-pay any and all premiums on said Policy on an annual basis and shall provide proof of said insurance to the SELLER upon said payments. Should the Mortgagor die prior to the time all of the terms and conditions of said Mortgage are satisfied and said Promissory Note is paid in full, the proceeds from said policy shall be applied to the satisfaction said Promissory Note and the terms and conditions of said Mortgage and the remainder paid to the ~~Mortgagees~~ directly.

P.M.P.
MORTGAGOR'S L.V.V.
ESTATE

