

099803

TRUST DEED

Including Addendum attached to and made a part hereof.

THIS INDENTURE, Made April 27, 1990, between Wayne Druktenis and Sharon Druktenis, his wife, and Kenneth Grzymek and Janice Grzymek, his wife,

herein referred to as "Mortgagors", and

LAKE COUNTY TRUST COMPANY

an Indiana corporation doing business in Crown Point, Indiana, herein referred to as TRUSTEE, WITNESSETH:

THAT, WHEREAS the Mortgagors are justly indebted to the legal holder or holders of the Installment Note hereinafter described, said legal holder or holders being herein referred to as HOLDERS OF THE NOTE, in the PRINCIPAL SUM OF

Three Hundred Thousand and 00/100-----DOLLARS,

evidenced by one certain Installment Note of the Mortgagors of even date herewith, made payable to BEARER Exchange Bank of River Oaks, 1701 River Oaks Dr., Calumet City, IL 60409

and delivered, in and by which said Note the Mortgagors promise to pay the said principal sum and interest

over the Exchange Nat'l Bank of Chgo's announced Reference Rate which may change from time to time on the balance of principal remaining from time to time unpaid at the rate of /-----per cent per annum in installments as

follows: \$10,000.00 principal plus interest Dollars-

on the 27th day of May, 19 90 and \$10,000.00 principal plus interest -Dollars-

on the 27th day of each month thereafter until said note is

fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on the 1st

day of April, 19 91. All such payments on account of the indebtedness evidenced by said note to be first

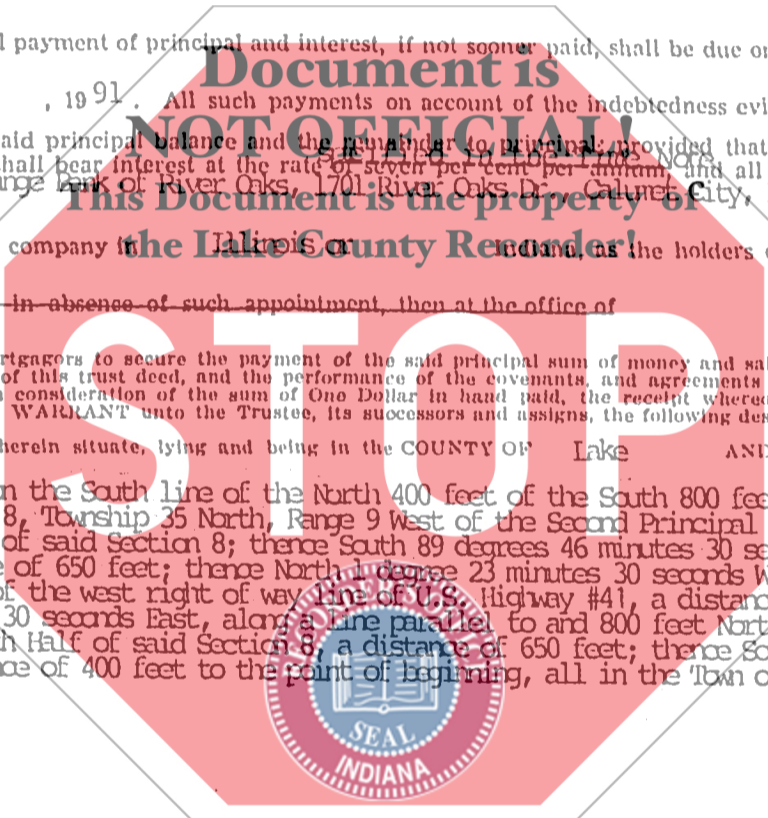
applied to interest on the unpaid principal balance and the remainder to principal; provided that the principal of each installment unless paid when due shall bear interest at the rate of seven per cent per annum, and all of said principal and interest being made payable to Exchange Bank of River Oaks, 1701 River Oaks Dr., Calumet City, IL 60409

at such banking house or trust company in Illinois as the holders of the note may, from time to

time, in writing appoint, and in absence of such appointment, then at the office of in said City,

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this trust deed, and the performance of the covenants, and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents MORTGAGE AND WARRANT unto the Trustee, its successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein situate, lying and being in the COUNTY OF Lake AND STATE OF INDIANA.

to-wit: Beginning at a point on the South line of the North 400 feet of the South 800 feet of the North Half of the South Half of Section 8, Township 35 North, Range 9 West of the Second Principal Meridian and 158.08 feet West of the East line of said Section 8; thence South 89 degrees 46 minutes 30 seconds West, along the aforesaid South line, a distance of 650 feet; thence North 1 degree 23 minutes 30 seconds West, along a line parallel to and 750 feet West of the west right of way line of U.S. Highway #41, a distance of 400 feet; thence North 89 degrees 46 minutes 30 seconds East, along a line parallel to and 800 feet North of the South line of the North Half of the South Half of said Section 8, a distance of 650 feet; thence South 1 degree 23 minutes 30 seconds East, a distance of 400 feet to the point of beginning, all in the Town of Schererville, Lake County, Indiana. 92



STATE OF INDIANA, S.S. NO. LAKE COUNTY FILED FOR RECORD MAY 10 10 08 AM '90 ROBERT WOODS REELAND RECORDER

which with the property hereinafter described, is referred to herein as the "premises".

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily), and all apparatus, equipment or articles now or hereafter, therein or thereon used to supply heat, gas air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by the mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

TO HAVE AND TO HOLD the premises unto the said Trustee, its successors and assigns, forever, for the purposes, and upon the uses and trusts herein set forth, hereby releasing and waiving all rights of the Mortgagors, under and by virtue of all applicable IT IS FURTHER UNDERSTOOD AND AGREED THAT: the premises hereby conveyed

1. Mortgagors shall (1) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (2) keep said premises in good condition and repair, without waste, and free from mechanic's or other liens or claims for lien not expressly subordinated to the lien thereof; (3) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (4) complete within a reasonable time any building or buildings now or at any time in process of erection upon said premises; (5) comply with all requirements of law or municipal ordinances with respect to the premises and the use thereof; (6) make no material alterations in said premises except as required by law or municipal ordinance.

2. Mortgagors shall pay before any penalty attaches all general taxes and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protests, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.

3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, and extended coverage under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, under insurance policies payable, in case of loss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortgage clause to be attached to each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration. Mortgagors shall prepare and deliver to the Exchange Bank of River Oaks of Calumet City, Illinois, an annual financial statement within 30 days after the end of each calendar year; mortgagors shall deliver or cause to be delivered to Exchange Bank of River Oaks monthly in-house financial statements of the guarantor of the principal debt within 10 days after the close of each month and annual financial statements of the Guarantor prepared by its regularly employed accountant within 45 days after the close of each fiscal year so long as any amount of principal shall be due and owing on the principal debt.

CHICAGO TITLE INSURANCE COMPANY INDIANA DIVISION

7.00 deposit

4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior encumbrances, if any, and purchase, discharge, compromise or settle any tax lien or other prior lien or title or claim thereof, or redeem from any tax sale or forfeiture affecting said premises or contest any tax or assessment.

All moneys paid for any of the purposes herein authorized and all expenses paid or incurred in connection therewith, including attorneys' fees, and any other moneys advanced by Trustee or the holders of the note to protect the mortgaged premises and the lien hereof, plus reasonable compensation to Trustee for each matter concerning which action herein authorized may be taken, shall be so much additional indebtedness secured hereby and shall become immediately due and payable without notice and with interest thereon at the rate of seven per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any right accruing to them on account of any default hereunder on the part of Mortgagors.

5. The Trustee or the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any bill, statement or estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or into the validity of any tax assessment, sale, forfeiture, tax lien or title or claim thereof.

6. Mortgagors shall pay each item of indebtedness herein mentioned, both principal and interest, when due according to the terms thereof. At the option of the holders of the note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in the note or in this Trust Deed to the contrary, become due and payable (a) immediately in the case of default in making payment of any installment of principal or interest on the note, or (b) when default shall occur and continue for three days in the performance or any other agreement of the Mortgagors herein contained.

7. When the indebtedness hereby secured shall become due whether by acceleration or otherwise, holders of the note or Trustee shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale, all expenditures and expenses which may be paid or incurred by or on behalf of Trustee or holders of the note for attorneys' fees, Trustee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, guarantee policies, and similar data and assurance with respect to title as Trustee or holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable, with interest thereon at the rate of seven per cent per annum, when paid or incurred by Trustee or holders of the note in connection with (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this trust deed or any indebtedness hereby secured; or (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclose whether or not actually commenced; or (c) preparations for the defense of any threatened suit or proceeding which might affect the premises or the security hereof, whether or not actually commenced.

8. The proceeds of any foreclosure sale of the premises shall be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, including all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured indebtedness additional to that evidenced by the note, with interest thereof as herein provided; third, all principal and interest remaining unpaid on the note; fourth, any surplus to Mortgagors, their heirs, legal representatives or assigns, as their rights may appear.

9. Upon, or at any time after the filing of a suit to foreclose this trust deed, the court in which such suit is filed may appoint a receiver of said premises. Such appointment may be made either before or after sale without notice, without regard to the solvency or insolvency of Mortgagors at the time of application for such receiver, and the Trustee hereunder may be appointed as such receiver. Such receiver shall have power to collect the rents, issues and profits of said premises during the pendency of such foreclosure suit and, in case of a sale and a deficiency, during the full statutory period of redemption, whether there be redemption or not, as well as during any further times when Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases for the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time may authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by any decree foreclosing this trust deed, or any tax, special assessment or other lien which may be or become superior to the lien hereof or of such decree, provided such application is made prior to foreclosure sale; (2) the deficiency in case of a sale and deficiency.

10. No action for the enforcement of the lien or of any provision hereof shall be subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secured, and all indebtedness shall be payable without any relief whatever from valuation or Appraisal laws. The drawers and endorsers severally waive presentation for payment, protest or notice of protest and non-payment of this note.

11. Trustee or the holders of the note shall have the right to inspect the premises at all reasonable times and access thereto shall be permitted for that purpose.

12. Trustee has no duty to examine the title, location, existence or conditions of the premises, nor shall Trustee be obligated to record this trust deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor be liable for any acts or omissions hereunder, except in case of its own gross negligence or misconduct or that of the agents or employees of Trustee, and it may require indemnities satisfactory to it before exercising any power herein given.

13. Trustee shall release this trust deed and the lien thereof by proper instrument upon presentation of satisfactory evidence that all indebtedness secured by this trust deed has been fully paid; and Trustee may execute and deliver a release hereof to and at the request of any person who shall, either before or after maturity thereof, produce and exhibit to Trustee the note, representing that all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of a successor trustee, such successor trustee may accept as the genuine note herein described any note which bears a certificate of identification purporting to be executed by a prior trustee hereunder or which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as the makers thereof; and where the release is requested of the original trustee and it has never executed a certificate on any instrument identifying same as the note described herein, it may accept as the genuine note herein described any note which may be presented and which conforms in substance with the description herein contained of the note and which purports to be executed by the persons herein designated as makers thereof.

14. Trustee may resign by instrument in writing filed in the office of the Recorder of Titles in which this instrument shall have been recorded or filed. In case of the resignation, inability or refusal to act as Trustee, the then Recorder of Deeds of the county in which the premises are situated shall be Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the note or this Trust Deed.

WITNESS the hand and seal of Mortgagors the day and year first above written.

Wayne Druktenis (SEAL) *Sharon Druktenis* (SEAL)
Kenneth Grzymek (SEAL) *Janice Grzymek* (SEAL)
STATE OF ILLINOIS
COUNTY OF Cook

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Wayne Druktenis, Sharon Druktenis, Kenneth Grzymek and Janice Grzymek his wife his wife

Who are personally known to me to be the same person S whose name S subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of April, A. D., 1990
OFFICIAL SEAL
GAIL A. LHOTKA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. MAR 24, 1992
Gail A. Lhotka
Notary Public

The principal note mentioned in the within Trust Deed has been identified herewith under Identification No. C-1778
LAKE COUNTY TRUST COMPANY, as Trustee
By: *Wayne Zasada*
Karyn Zasada Trust Officer

INSTALLMENT NOTE &
ADDENDUM TO TRUST DEED NOTE DATED April 27, 1990

IN THE ORIGINAL AMOUNT OF \$300,000.00
Wayne & Sharon Druktenis and
EXECUTED BY Kenneth & Janice Grzymek, IN FAVOR OF

EXCHANGE BANK OF RIVER OAKS

1.) This addendum is, by this reference, incorporated into and made part of the above described note.

2.) The undersigned, as the title holder(s) or the beneficiary(ies) of that land trust which is the title holder of that real estate commonly known as 1300 Rt. 41, Shererville, IN and legally described as:

Beginning at a point on the South line of the North 400 feet of the South 800 feet of the North Half of the South Half of Section 8, Township 35 North, Range 9 West of the Second Principal Meridian and 158.08 feet West of the East line of said Section 8; thence South 89 degrees 46 minutes 30 seconds West, along the aforesaid South line, a distance of 650 feet; thence North 1 degree 23 minutes 30 seconds West, along a line parallel to and 750 feet West of the west right of way line of U.S. Highway #41, a distance of 400 feet; thence North 89 degrees 46 minutes 30 seconds East, along a line parallel to and 800 feet North of the South line of the North Half of the South Half of said Section 8, a distance of 650 feet; thence South 1 degree 23 minutes 30 seconds East, a distance of 400 feet to the point of beginning, all in the Town of Shererville, Lake County, Indiana, (the "Premises"), hereby represent(s) and warrant(s) as follows:



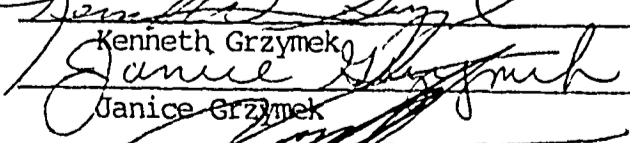
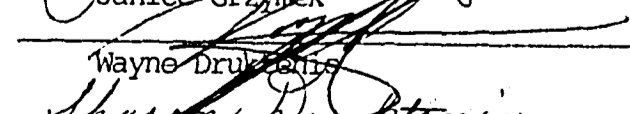
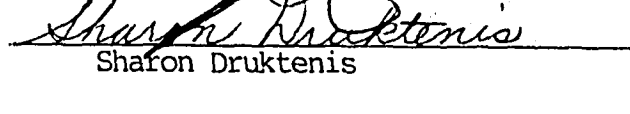
(a) Neither the undersigned nor, to the best of the undersigned's knowledge, any previous owner of the Premises has received any notice or has knowledge of a violation with respect to any law governing the use, storage or disposal of any asbestos or asbestos related materials, hazardous waste, toxic substances, environmentally hazardous substances, or related materials ("Hazardous Materials"). For the purposes of this representation and warranty, Hazardous Materials shall include, but shall not be limited to, substances defined as "hazardous substances" or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Sec. 9061 et seq., those substances defined as "hazardous waste" in Section 1003 (j) of the Illinois Environmental Protection Act (Ill. Rev. Stat. ch. 111 1/2 para. 1001 et seq.), and the regulation adopted and publications promulgated pursuant to said laws, and any substances or materials designated or defined as environmentally hazardous pursuant to any laws, ordinances, regulations, publications or rules.

(b) The undersigned shall indemnify and hold Exchange Bank of River Oaks ("Lender") harmless from and against all liability, including all foreseeable and unforeseeable consequential damages, directly or indirectly arising out of the use, generation, storage or disposal of Hazardous Materials, including, without limitation, the cost of any required or necessary repair, clean-up or detoxification, and the preparation of any closure or other required plans, whether such action is required or necessary prior to or following transfer of title to the Premises, to the full extent that such action is attributable, directly or indirectly, to the use, generation, storage or disposal of Hazardous Materials on the Premises.

3.) The undersigned shall notify the Lender of any changes in the use of the Premises.

4.) The undersigned shall not make any change in the use of the Premises that may create a potentially hazardous condition to either the Premises or the surrounding environment.

DATED: April 27, 1990



Kenneth Grzymek

Janice Grzymek

Wayne Druktenis

Sharon Druktenis