## REAL ESTATE MORTGAGE

(INDIANA DIRECT-NOT FOR PURCHASE MONEY)

R61911

91008430

MORTGAGE DATE

2	-	12	 1991
110		DAY	 YEAR

Michael D.Boskovich  Michael D.Boskovich  CALUMET NATIONAL BANK  ADDRESS  9680 West Oakridge Drive  St. John, Indiana  STATE  Lake  Indiana  LAKE  That whereas, in order to evidence  The whereas, in order to evidence  Just indebtedness to the Mortgagee in the sum of dollar d	IIS INDENTIONS	THE DATE HOLL	/E, BY AND BETWEEN THE PAR		·	
Michael D. Boskovich    CallMET NATIONAL BANK			11101110110			
Diana D. Boskovich  CALUMET NATIONAL BANK  ADDRESS  9680 West Oakridge Drive  St. John, Indiana  HAMMONID  COUNTY  Lake  Indiana  A6373  NESSETH: That whereas, in order to evidence Find Thirty Three and No Indiana  Then whereas in order to evidence Find Thirty Three and No Indiana  The More Assembly Agreement of The Art Just Indiana Assembly provided to the order of the Mortugage in lawful money of the United States  are the office of the Mortugage in the Cuty of Hammonic Lake County Indianal Assembly Agreement of the Mortugage in lawful money of the United States  and with Interest after methods, until paid, at the Flasticated in the Intalagrant Note & Security Agreement of the Mortugage in lawful money of the United States  and the Interest after methods, until paid, at the Flasticated in the Intalagrant Note & Security Agreement of the Mortugage in lawful money of the United States  and with Interest after methods, until paid, at the Flasticated in the Intalagrant Note & Security Agreement of the Mortugage in lawful money of the United States  and with Interest after methods, until paid, at the Flasticated in the Intalagrant Note & Security Agreement of the Mortugage of the Interest after methods, until paid, at the Flasticated in the Intalagrant Note & Security Agreement of the Mortugage of the Interest after methods and Interest after and systems and Interest after and Interest after and Interest after methods and Interest after			,		1	
Diana D. Boskovich  CALUMET NATIONAL BANK  ADDRESS  9680 West Oakridge Drive  St. John, Indiana  NETY  Lake  SWE  Indiana  A6373  NESSETH:  That whereas, in order to evidence  The free and No Indiana  The Morting of the Security Agreement of even date, said Indebtodness being and with Interest after methods, and the other of the Morting of the Morting of the Security Agreement of even date, said Indebtodness being the Morting of the Morting of the Security Agreement of the Morting of the Morting of the Security Agreement of the Morting of the Morting of the Security Agreement of the Morting of the Morting of the Security Agreement of the Morting of the Morti	Michael D.Bo	skovich	l;		}	
PRESS 9680 West Oakridge Drive S231 HOHMAN AVE,  St. John, Indiana HAMMOND  ST. John, Indiana HOME SWIE COUNTY HAMMOND  INTY Lake Indiana 46373 LAKE INDIANA  NESSETH: That whereas, in order to evidence their just hosticoness to the working spe in the sum of their delice of the Mortgages in the sum of their delice of the Mortgages in the City of Hammond Lake County Agreement of even fater pushes at the edge of the Mortgage in the City of Hammond Lake County Indiana, With atteries after maturity, until paid, set the Event at the office of the Mortgage in the City of Hammond Lake County Indiana, With atteries after maturity, until paid, set the Event at the Office of the Mortgage in the City of Hammond Lake County Indiana, With atteries after maturity, until paid, set the Event attend the hast attended in the Lake County Agreement of even date, said indebtedness belt in the City of Hammond Lake County Indiana, With atteries after maturity, until paid, set the Event attended in the Lake County Agreement of even date, said indebtedness belt in the City of Hammond Lake County Indiana, with a the County of the City of Hammond Lake County of the County o			(		}	
St. John, Indiana  NAME  St. John, Indiana  HAMMOND  Lake  Indiana  HAMMOND  Twenty Seven Thousand The Hundred Thirty Three and No Indiana  A6373  Lake  Lake  Indiana  Indiana  Jorranney Joanea by the Mortgagee, the Mortgagee in the aum of the United States  Later of Note & Security Agreement of Page a fate rayedle as thereby provided to the order of the Mortgagee in lawful money of the United States  Later of Indiana  Now therefore, the Mortgager in the County of Indiana  A55.55  Indiana  Now therefore, the Mortgager in Indiana  March  19  19  19  19  19  19  19  19  19  1			CALUMET NATIO	NAL BANK		
St. John, Indiana  STATE  STATE  Indiana  A6373  Lake  Indiana  A6373					ì	
St. John, Indiana  NATY Lake Indiana  Lake I	DORESS 9680 West Dakridge Drive			CITY		
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Country, Indiana, as Shown in Plac Book 45. Page 37, In Lake Country Indiana Commonly known as 9680 West Canana delivered the Mortgage, its successors and assigns, all a Country Indiana Commonly known as 9680 West Canana delivered the Mortgage, its successor in land and appraisment and commonly known as 9680 West Canana delivered the Mortgage, its successors and assigns, all a Lot 68, Cande Light Trails 3rd Addictor to the Mortgage, its successors and assigns, all a Country, Indiana, Raina and Commonly known as 9680 West Canana delivered the Mortgage of the Country of the Mortgage of the Country of the Mortgage of the Country of the Mortgage of t	That whereas, in order to ev	1001100			dollars	
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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 the zon; and, also the right; title; Interest and estate of the Mortgagor(s) 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 in any part thereof, or breach of any of the covenants or agreements herein contained.

MOREOVER, the Mortgagor(s) expressly covenant(s) and agree(s) with the Mortgagee as follows, to-wit:

Reorder from ILLIANA FINANCIAL, INC. (312) 5

To keep the mortgaged property, including the buildings and improvements thereon, fully insured at all times against all hazards with an insurance company authorized to do business in the State of Indiana, acceptable to the Mortgagee, which policy shall contain a loss-payable clause in favor of the Mortgagee as its interest may appear, and if the Mortgagor(s) fail to do so, they hereby authorize Mortgagee to insure or renew insurance on said property in a sum not exceeding the amount of indebtedness of the Mortgagor(s) for a period not exceeding the term of such indebtedness and to charge Mortgagor(s) with the premium thereon, or to add such premium to the indebtedness of the Mortgagor(s), and provided, however, that it shall not be obligatory upon the Mortgagee to advance funds for this purpose.

If Mortgagee elects to waive such insurance, Mortgagor(s) agree to be fully responsible for damage or loss resulting from any cause whatsoever, Mortgagor(s) agree that any sums advanced or expended by Mortgagee for the protection or preservation of the property shall be repaid upon demand and if not so paid shall be secured hereby. Mortgagor(s) further agree: to pay all taxes, assessments, bills for repairs and any other expenses incident to the ownership of the mortgaged property when due in order that no lien superior to that of this mortgage and not now existing may be created against the property during the term of this mortgage, and to pay, when due, all instalments of interest and principal on account of any indebtedness which may be secured by a lien superior to the lien of this mortgage and existing on the date hereof, provided that if Mortgagor(s) fall to make any of the foregoing payments, the Mortgagee, at its discretion, may pay the same on behalf of the Mortgagor(s) and may charge Mortgagor(s) with the amount so paid, adding the same to the indebtedness of the Mortgagor(s), which is secured hereby, and provided, however, that it shall not be obligatory upon the Mortgagee to advance funds for any of the purposes aforesaid, or to inquire into the validity of such taxes, assessments or special assessments or into the necessity of such repairs, to exercise due diligence in the operation, management and occupation of the mortgaged property and improvements thereon, and not to commit or allow waste on the mortgaged premises, and to keep the mortgaged property in its present condition and repair, normal and ordinary depreciation excepted.

If default be made in the terms or conditions of the debt or debts hereby secured or of any of the terms of this mortgage, or in the payment of any instalments when due, or if the Mortgagor(s) shall become bankrupt or insolvent, or make an assignment for the benefit of creditors, or have a receiver appointed, or should the mortgaged property or any part thereof be attached, levied upon or selzed, or if any of the representations, warranties or statements of Mortgagor(s) herein contained be incorrect or if the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same, then the whole amount hereby secured shall, at the Mortgagor(s) shall abandon the mortgaged property, or sell or attempt to sell all or any part of the same in a suit at law or by foreclosure of this mortgage shall be entitled to the immediate possession of the mortgaged property with the rents, issues, income and profits therefrom, with or without foreclosure or other proceedings. Mortgagor(s) shall pay all costs, including reasonable attorney's fees, expenses of receivership and any additional expenses which may be incurred or paid by Mortgagee in connection with any suit or proceeding to which it may be a party by reason of the execution or existence of this mortgage and in the event of foreclosure of this mortgage, Mortgagor(s) will pay to Mortgagee, in addition to taxable costs, a reasonable fee for the search made and preparation for such foreclosure, together with all other and further expenses of toreclosure and sate, including expanses, these and payments made to prevent or remove the imposition of liens or claims against the property and expenses of upkeep and repair made in order

No failure on the part of the Mortgagee to exercise any of its rights hereunder for defaults or breaches of covenant shall be construed to prejudice its rights in the event of any other or subsequent defaults or breaches of covenant, and no delay on the part of the Mortgagee in exercising any of such rights shall be construed to preclude it from the exercise thereof at any time during the continuance of any such default or breach of covenant, and Mortgagee may enforce any one or more remedies hereunder successively or concurrently at its option.

All rights and obligations hereunder shall extend to and be binding upon the several heirs, successors, executors, administrators and assigns of the parties hereto

STATE OF INDIANA, COUNTY OF LAKE Before me, the undersigned, a Notary Public in and for said County and State, on this	the day and year first above written  Michael Diskut (Seal)
February 1991	DIANAMINE Michael D. Boskovich
personally appeared Michael D. Boskovich and Diana D. Boskovich	Morigagor  Diana D. Boskovich  (Seal Morigagor  Diana D. Boskovich
and acknowledged the execution of the above and foregoing mortgage.  Witness my Signature and Seal  My Commission Expires.  Notary Public.  Discrete Address of Addre	Mortgagor (Seal
E CALÙMET NATIONAL BANK I P.O. BOX 69 V HAMMOND, IN 46325 E INSTALMENT LOAN DEPT. R	

Richard N. Kauchak, Vice President

THIS INSTRUMENT PREPARED BY: \_\_