

MORTGAGE

THIS INDENTURE, made the 7<sup>th</sup> day of Jan., 1991, WITNESSETH that JOHN F. KRAMER, SR. and JOYCE E. KRAMER, his wife, 15201 West 169th Avenue, Cedar Lake, Indiana 46303, hereinafter referred to as the Mortgagors, hereby mortgages and warrants to JOHANNA KRAMER DECLARATION OF TRUST, hereinafter referred to as Mortgagee, the following described premises situated in the County of Lake in the State of Indiana, to-wit:

A parcel of land in West Creek Twp., Lake County, Indiana, in the NE 1/4 of the NW 1/4 of Section 12, Township 33 North, Range 10 West of the 2nd P.M. beginning on the East line of said NE 1/4 of the NW 1/4 at a point 330 feet North of the Southeast corner of said NE 1/4; Thence West 1321.2 feet to the West line of said NE 1/4 at a point 330 feet North of the Southwest corner of said NE 1/4; thence North 991.2 feet to the point of beginning.

This parcel of land contains 30.07 acres more or less, subject to the 30 foot right of way of Sheffield Avenue.

together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging, to secure the repayment of SIXTY THOUSAND AND NO/100---(\$60,000) DOLLARS, with interest at eight percent (8%) per annum payable as follows: Interest to be paid quarterly on November 1, February 1, May 1 and August 1 in each year and Five Thousand Dollars (\$5,000) to be paid on November 1st of each year on account of principal, according to the terms of a Note of even date; and the Mortgagor further covenants: To make all payments promptly as the same become due; that if any payment remains unpaid for 60 days after due, all unpaid hereon shall at the option of the Mortgagee become forthwith due; That he will pay when due all taxes on the premises and keep all buildings on the premises adequately insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee; That in case of default in paying taxes of insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this mortgage and shall be due forthwith;

All such payments on account of the indebtedness evidenced by this Mortgage shall be applied first to accrued and unpaid interest on the unpaid principal balance and the remainder to principal, according to the terms of a Note of even date;

IN WITNESS WHEREOF, the Mortgagors have hereunder set their hands and seals.

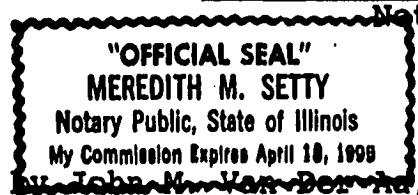


*John F. Kramer, Sr.*  
John F. Kramer, Sr. (Seal)  
*Joyce E. Kramer*  
Joyce E. Kramer (Seal)  
ROBERT J. REEHLAND  
APR 16 '91  
STATE OF INDIANA/S.S. NO. 9  
LAKE COUNTY, INDIANA

STATE OF Ill. )  
COUNTY OF Cook ) ss

On this 10<sup>th</sup> day of January, 1991, before me, the undersigned, a Notary Public, in and for said County, personally appeared JOHN F. KRAMER, SR. and JOYCE E. KRAMER, his wife, to me known to be the same persons described in and who executed the within instrument who acknowledged the same to be their free act and deed.

*Meredith M. Setty*  
Notary Public



My commission expires:

This instrument prepared by John M. Van Der Au, 16230 Louis Avenue, South Holland, Illinois 60473

*6.00 ch*