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# REAL ESTATE MORTGAGE

92051270

This indenture witnesseth that **Dunes Bowl, Inc.**

of **Lake County, Indiana**

, as **MORTGAGOR**,

Mortgage and warrant to **12 & 20 Bowl Lounge, Inc.**

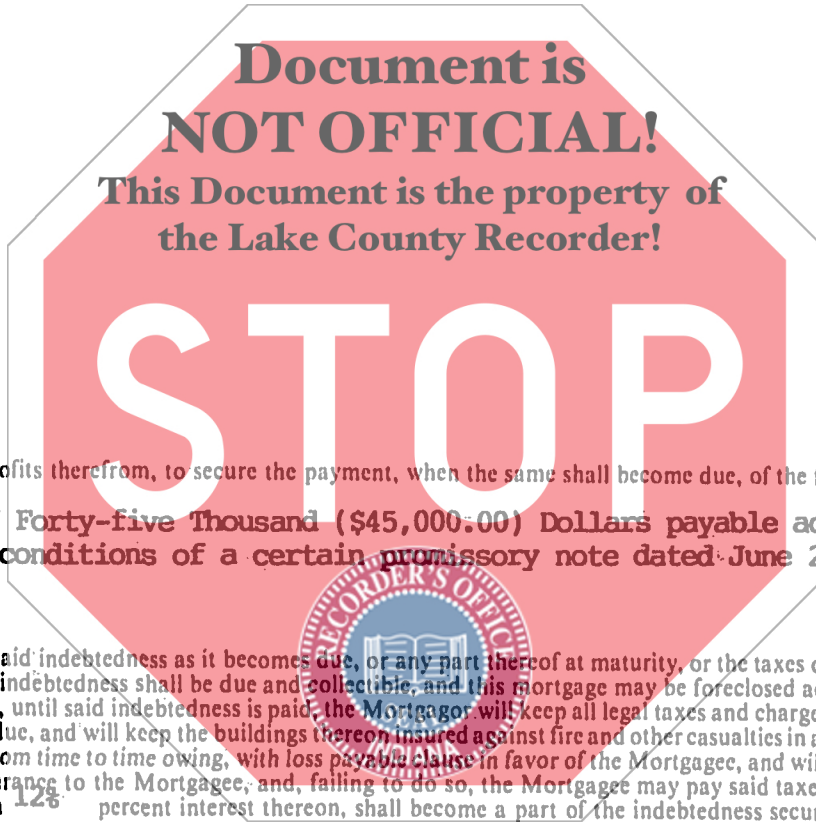
of **Lake County, Indiana**

**Indiana**, as **MORTGAGEE**,

the following real estate in **Lake**  
State of Indiana; to wit:

County

See attached legal description



ROBERT J. E. AND  
RECORDER

AUG 11 10 14 AM '92

FILED FOR RECORD

CHICAGO TITLE INSURANCE COMPANY  
STANDARD DIVISION

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness:

**The sum of Forty-five Thousand (\$45,000.00) Dollars payable according to the terms and conditions of a certain promissory note dated June 24, 1992.**

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance hereinafter stipulated, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes and charges against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing, with loss payable clause in favor of the Mortgagee, and will, upon request, furnish evidence of such insurance to the Mortgagee; and, failing to do so, the Mortgagee may pay said taxes or insurance, and the amount so paid, with **12 1/2** percent interest thereon, shall become a part of the indebtedness secured by this mortgage.

### Additional Covenants:

State of **Indiana**, **Lake** County, ss:

Dated this 24 Day of June 19 92  
**Dunes Bowl, Inc.**

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of June 19 92 personally appeared: **Dunes Bowl, Inc.,**

By James E. Johnson Seal  
**James E. Johnson, President**

by: **James E. Johnson, President**  
and acknowledged the execution of the foregoing mortgage. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Seal

My commission expires September 17 19 92

Seal

TheJma Jean Carter  
**TheJma Jean Carter** Signature

Seal

Resident of Lake County

This instrument prepared by: Gordon E. Gouveia, 521 East 86th Avenue, Merrillville, IN 46410 Attorney at Law

MAIL TO: \_\_\_\_\_

## Legal Description

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

PARCEL 1: LOTS 3 TO 15, BOTH INCLUSIVE, AND LOTS 42 TO 52, BOTH INCLUSIVE, EXCEPTING THEREFROM THE SOUTH 20 FEET OF SAID LOTS 42 TO 52, BOTH INCLUSIVE, WHICH HAS BEEN TAKEN FOR HIGHWAY PURPOSES FOR U.S. HIGHWAY NO. 20 (MELTON ROAD) ALL IN BLOCK "A", DUNES HIGHWAY REALTY COMPANY'S FIRST SUBDIVISION IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 20, PAGE 6, IN LAKE COUNTY, INDIANA.

ALSO, ALL THAT VACATED PORTION OF ALLEY 7-B SOUTH IN THE CITY OF GARY, WHICH VACATED PORTION IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 AND THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 1 TO 15, BOTH INCLUSIVE, TO THE SOUTHEAST CORNER OF LOT 15, THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 52 AND THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 42 TO 52, BOTH INCLUSIVE, TO THE NORTHWEST CORNER OF SAID LOT 42, THENCE NORTHERLY TO THE SOUTHWEST CORNER OF SAID LOT 1, WHICH IS THE POINT OF BEGINNING, ALL OF WHICH LOTS ARE LOCATED IN BLOCK "A", IN DUNES HIGHWAY REALTY COMPANY'S FIRST SUBDIVISION; IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 20, PAGE 6, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM, HOWEVER, THE NORTHERN HALF OF SAID VACATED PORTION OF SAID ALLEY THAT LIES IMMEDIATELY SOUTH OF SAID LOTS 1 AND 2.

ALSO, ALL THAT VACATED PORTION OF ALLEY 56 EAST IN THE CITY OF GARY, WHICH VACATED PORTION IS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 46, AND THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 46 TO THE NORTH LINE OF U.S. HIGHWAY NO. 20, (MELTON ROAD), THENCE EASTERLY ALONG THE NORTH LINE OF U.S. HIGHWAY 20 (MELTON ROAD) TO LOT 47, THENCE NORTHERLY ALONG THE WEST LINE OF LOT 47 TO THE CORNER OF SAID LOT 46, WHICH IS THE POINT OF BEGINNING, BOTH OF WHICH LOTS ARE LOCATED IN BLOCK "A", IN DUNES HIGHWAY REALTY COMPANY'S FIRST SUBDIVISION, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 20, PAGE 6, IN LAKE COUNTY, INDIANA.

\*Northwest corner of said Lot 47, thence Westerly to the Northeast

PARCEL 2: LOTS 19 TO 22, BOTH INCLUSIVE, BLOCK 3, RESUBDIVISION OF BLOCKS 3, 7 AND 8, INDIAN HILLS ADDITION TO THE CITY OF GARY, AS SHOWN IN PLAT BOOK 21, PAGE 16, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING PARCEL DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE ON AND ALONG THE NORTH LINE OF SAID LOTS 22, 21, 20 AND 19 TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID LOT 19 A DISTANCE OF 3.97 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING.

PARCEL 3: LOTS 1 AND 2, BLOCK "A", DUNES HIGHWAY REALTY COMPANY'S FIRST SUBDIVISION TO THE CITY OF GARY, LAKE COUNTY, INDIANA, AND THE NORTH HALF OF THE VACATED ALLEY (7B) LYING SOUTH OF AND ADJACENT THERETO.