

Ret. Bk. (One)
1000 E. 8th St
Merrillville, IN
Allen (Berk)

172355

ASSIGNMENT AND ASSUMPTION OF MORTGAGOR'S OBLIGATIONS
UNDER REAL ESTATE MORTGAGE AND SECURITY AGREEMENT (FIXTURE FILING)

93052036

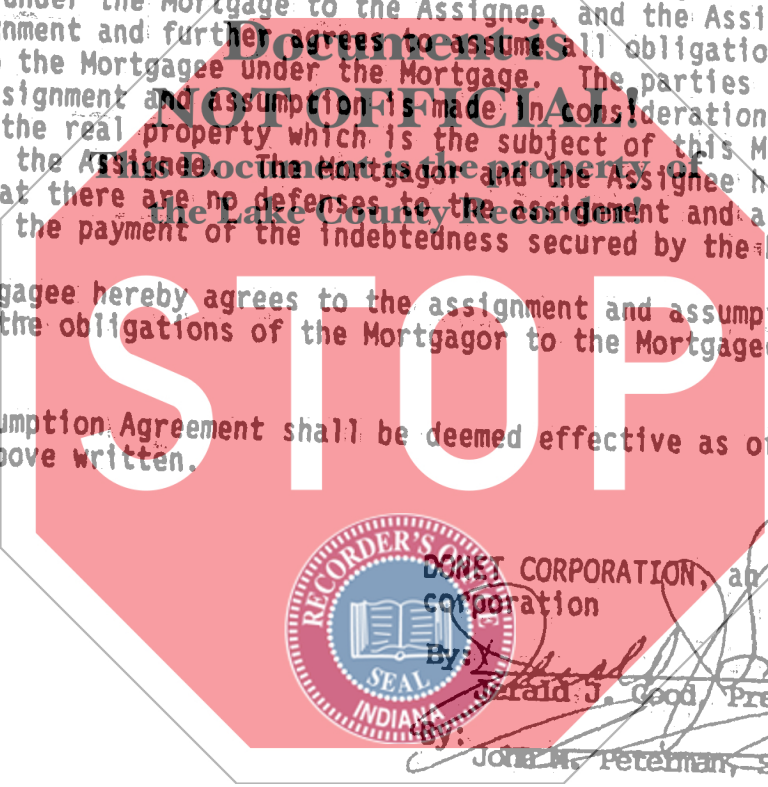
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This Assignment and Assumption of Mortgagor's Obligations Under Real Estate Mortgage and Security Agreement (Fixture Filing) ("Assumption Agreement") is entered into as of this 1st day of January, 1993, by and among DONET CORPORATION, an Indiana corporation ("Mortgagor"), FOCUS PARTNERSHIP I, an Indiana general partnership ("Assignee"), and BANK ONE, MERRILLVILLE, NA, a national banking association with its principal offices in Merrillville, Indiana (the "Mortgagee") with respect to that certain Real Estate Mortgage and Security Agreement (Fixture Filing) dated October 27 1992, and recorded with the Recorder of Lake County, Indiana, on November 6, 1992, as Document No. 92070392 (the "Mortgage") in order to provide for the assignment and the assumption by the Assignee of the obligations of the Mortgagor under the Mortgage as follows.

By the execution hereof, the Mortgagor hereby assigns all of its obligations under the Mortgage to the Assignee, and the Assignee hereby agrees to the assignment and further agrees to assume all obligations of the Mortgagor to the Mortgagee under the Mortgage. The parties hereto acknowledge that this assignment and assumption is made in consideration of the transfer of title to the real property which is the subject of this Mortgage by the Mortgagor to the Assignee. The Mortgagor and the Assignee hereby acknowledge and agree that there are no defenses to the assignment and assumption provided herein or to the payment of the indebtedness secured by the Mortgage.

The Mortgagee hereby agrees to the assignment and assumption by the Assignee of the obligations of the Mortgagor to the Mortgagee under the Mortgage.

This Assumption Agreement shall be deemed effective as of the date and year first above written.



DONET CORPORATION, an Indiana corporation

By: *[Signature]*
Gerald J. Good, President

By: *[Signature]*
John W. Petelman, Secretary/Treasurer

(printed name and title)

STATE OF INDIANA'S S. 10.
LAKE COUNTY
FILED
AUG 10 50 AM '93
1010H

6/21/93:3117:MSK

TICOR TITLE INSURANCE
Crown Point, Indiana

Handwritten note: 11/10 pd to

FOCUS PARTNERSHIP I, an Indiana general partnership

By: *Dean V. White*
Dean V. White, General Partner

By: *Jerald J. Good*
Jerald J. Good, General Partner

By: *John M. Peterman*
John M. Peterman, General Partner

Document is NOT OFFICIAL!

BANK ONE, MERRILLVILLE, NA

This Document is the property of
By: *Donald A. Hall, AUP*
Donald A. Hall
Asst. Vice President
(printed name and title)



STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of July, 1993, personally appeared Jerald J. Good*, the President** of DONET CORPORATION, an Indiana corporation, who acknowledged the execution of the foregoing Assignment and Assumption of Mortgagor's Obligations Under Real Estate Mortgage and Security Agreement (Fixture Filing) for and on behalf of said corporation. *and John M. Peterman **and Secretary/Treasurer

WITNESS my hand and Notarial Seal.

Signature: *Rachael R. Lambie*

Printed: Rachael R. Lambie
Notary Public

My Commission Expires: May 27, 1994

Resident of Lake County

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of July, 1993, personally appeared DEAN V. WHITE, JERALD J. GOOD, and JOHN M. PETERMAN, each a General Partner of FOCUS PARTNERSHIP I, an Indiana general partnership, who each acknowledged the execution of the foregoing Assignment and Assumption of Mortgagor's Obligations Under Real Estate Mortgage and Security Agreement (Fixture Filing) for and on behalf of said corporation.

WITNESS my hand and Notarial Seal.

Signature: *Rachael R. Lambie*

Document is
Printed: Rachael R. Lambie
NOT OFFICIAL! Notary Public

My Commission Expires This Day 27, 1994 the property of
Resident of Lake County
the Lake County Recorder!

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)



Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of July, 1993, personally appeared Randolph A. Hall, the Asst. Vice President of BANK ONE, MERRILLVILLE, NA, who acknowledged the execution of the foregoing Assignment and Assumption of Mortgagor's Obligations Under Real Estate Mortgage and Security Agreement (Fixture Filing) for and on behalf of said Bank.

WITNESS my hand and Notarial Seal.

Signature: *Beth A. Hamilton*

Printed: Beth A. Hamilton, Notary
Notary Public

My Commission Expires: 10/8/96

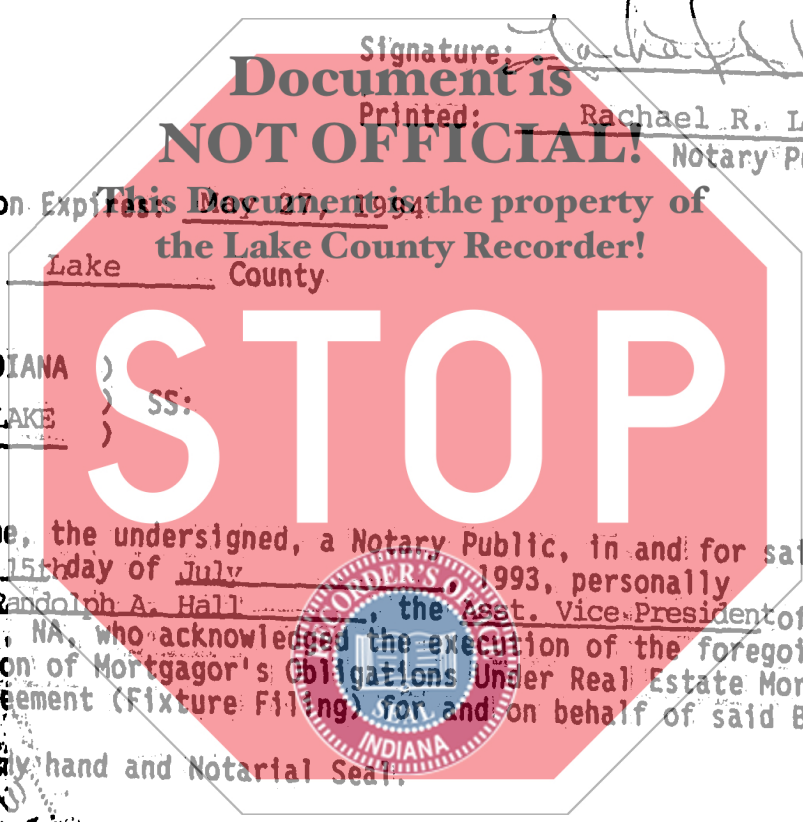
Resident of Lake County

This Instrument Prepared By: Randolph A. Hall, an Officer Of
Bank One, Merrillville, NA
1000 East 80th Place
Merrillville, IN 46410

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of July, 1993, personally appeared DEAN V. WHITE, JERALD J. GOOD, and JOHN M. PETERMAN, each a General Partner of FOCUS PARTNERSHIP I, an Indiana general partnership, who each acknowledged the execution of the foregoing Assignment and Assumption of Mortgagor's Obligations Under Real Estate Mortgage and Security Agreement (Fixture Filing) for and on behalf of said corporation.

WITNESS my hand and Notarial Seal.



Signature: *Rachael R. Lambie*
Printed: Rachael R. Lambie
Notary Public

My Commission Expires May 27, 1994
This Document is the property of
the Lake County Recorder!
Resident of Lake County

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, this 15th day of July, 1993, personally appeared Randolph A. Hall, the Asst. Vice President of BANK ONE, MERRILLVILLE, NA, who acknowledged the execution of the foregoing Assignment and Assumption of Mortgagor's Obligations Under Real Estate Mortgage and Security Agreement (Fixture Filing) for and on behalf of said Bank.

WITNESS my hand and Notarial Seal.

Signature: *Beth A. Hamilton*
Printed: Beth A. Hamilton, Notary
Notary Public

My Commission Expires: 10/8/96
Resident of Lake County

This Instrument Prepared By: Randolph A. Hall, an Officer Of
Bank One, Merrillville, NA
1000 East 80th Place
Merrillville, IN 46410