PARTY THE ADDRESS OF REAL PROPERTY CO.    PARTY   PART				CBA	return to:		Mercant 200	ile National W Ridge Road	Bank
ECHROWER  ADDRESS OF REAL PROPERTY  CO  CO  CO  CO  CO  CO  CO  CO  CO  C	NATIONAL BANK OF INDIANA 5243 Hohman Avenue Hammond, Indiana 46320		OPHELI 7621 C	) P VASQUEI IA VASQUEI DAK AVENUE		:		Griffith, IN 46319  MORTGAGE	
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DEPECTAL Y MAGUEE 1631 OAK AVERUE 1631 OAK		BORROWE			A	DDRESS C	OF REAL PR	OPERTY CD	
1. CRANTO Circular hereby modespases, varients, assigns, and graris to Lander (standilled above, a security interest in the neal properly describe Schröded A which is allached in this Modespase and incorporated herein topether with all states and greenest increptionate floating produced in the property (companies) and apparent property (compani	OPHELIA VASO 7621 OAK AVEN	ues ue						183	
1. GRANT. Critoric hereby mortgages, warmants, assigns, and grants to Lander Identified above, a south judiesed in the rate property decreased. Property in the Company of									
(a) this Mortgages and the following promiseory notes and other agreements:  **PRICE PROCEST ANDERSY**  **PRICE PROCEST AND	5. GRANT. Granto Schedule A which hereditaments, and stock; and standing ( 2. OBLIGATIONS.	hereby mortgages, was attached to this Mappurtenances; leases imber and crops pertain this Mortgage shall see	fortgage as, licenses inling to the cure the pa	and incorporated herei and other agreements; e real property (cumulat ayment and performanc	n together with all ( rents, issues and pro ively "Property"). e of all of Borrower a	future and p ofits; water, v	present Improved well, ditch, resi	rementic flutuidi; pri ervoir and minima rig ture tindebtedress, li	MAC AND
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herhelhe's executed for the supper of different purposes than the proceding declarenest), accept that this living peet and has been declared to the court of the		CREDIT LIMIT		AGREEMENT DATE	DATE 11/15/99	tru	MOER	200	GEOGRAP ALESTA
9. INTERFERENCE WITH LEASES AND OTHER AGREEMENTS. Grantor shall not take or fail to take any action which may cause or permit termination or the withholding of any payment in connection with any lease or other agreement ("Agreement") pertaining to the Property. In additional Grantor, without Lender's prior written consent, shall not: (a) collect any monles payable under any Agreement more than one month in advance; (b) more any Agreement; (c) assign or allow a lien, security interest or other encumbrance to be placed upon Lender's rights, title and interest in and to Agreement or the amounts payable thereunder or permit any of the foregoing to be subordinated to any lien or encumbrance except a lien or encumbrance in favor of Lender; or (d) terminate or cancel any Agreement except for the nonpayment of any sum or other material breach by the other party thereby	# Grantor is the conditions and w  3 PURPOSE. This  4. FUTURE ADVAN except that the maxis exclusive of interest insurance premiums Grantor's behalf. It is tipulates and agrees or advancements und.  5. CONSTRUCTION secures an indebted encumbrances a reference. Grant that Lender may (b) Neither Granthazardous Materiahali mean any si (ii) friable or nor pursuant to Section 101 of the statute or any amendon section 101 of the statute or any amendon for the Grantor has conflict with the picture of the Richer Hoper Hortgage; and (f) The Propert Right-to-Know AUS.C. \$ 991a audiformation Systems. C. \$ 9616); ar  7. TRANSFERS OF Property, or any of the any such Transfer.	Borrower, Grantor shifl perform and comply Mortgage and the Oblices. This Mortgage a murn amount of unpaid thereon and any unpaid the express intentions with Lender that as of der this Paragraph 4.  If PURPOSES. 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Grantor receives at any time any written communication asserting a default by Grantor under an Agreement or purporting to terminate or cancel any Agreement, Grantor shall promptly forward a copy of such communication (and any subsequent communications relating thereto) to Lender.

- 10. COLLECTION OF INDEBTEDNESS FROM THIRD PARTY. Lender shall be entitled to notify or require Grantor to notify any third party (including, but not limited to, lessees, licensees, governmental authorities and insurance companies) to pay Lender any indebtedness or obligation owing to Grantor with respect to the Property (cumulatively "indebtedness") whether or not a default exists under this Mortgage. Grantor shall diligently collect the indebtedness owing to Grantor from these third parties until the giving of such notification. In the event that Grantor possesses or receives possession of or other remittances with respect to the indebtedness following the giving of such notification or if the instruments or other remittances constitute the prepayment of any indebtedness or the payment of any insurance or condemnation proceeds, Grantor shall hold such instruments and other remittances in trust for Lender apart from its other property, endorse the instruments and other remittances to Lender and immediately provide Lender with possession of the instruments and other remittances. Lender shall be entitled, but not required to collect (by legal proceedings or otherwise), extend the time for payment, compromise, exchange or release any obligor or collateral upon, or otherwise settle any of the indebtedness whether or not an event of default exists under this Agreement. Lender shall not be liable to Grantor for any action, error, mistake, omission or delay pertaining to the actions described in this paragraph or any damages resulting therefrom.
- 11. USE AND MAINTENANCE OF PROPERTY. Grantor shall take all actions and make any repairs needed to maintain the Property in good condition. Grantor shall not commit or permit any waste to be committed with respect to the Property. Grantor shall use the Property solely in compliance with applicable law and insurance policies. Grantor shall not make any alterations, additions or improvements to the Property without Lender's prior written consent. Without limiting the foregoing, all alterations, additions and improvements made to the Property shall be subject to the interest belonging to Lender, shall not be removed without Lender's prior written consent, and shall be made at Grantor's sole expense.
- 12. LOSS OR DAMAGE. Grantor shall bear the entire risk of any loss, theft, destruction or damage (cumulatively "Loss or Damage") to the Property or any portion thereof from any case whatsoever. In the event of any Loss or Damage, Grantor shall, at the option of Lender, be entitled to any or all the following remedies: repair the affected Property to its previous condition; pay or cause to be paid to Lender the decrease in the fair market value of the affected Property; or apply the proceeds of any insurance policy to the Obligations.
- 13. INSURANCE. The Property will be kept insured for its full value against all hazards including loss or damage caused by fire, collision, theft or other casualty. Grantor may obtain insurance on the Property from such companies as are acceptable to Lender in its sole discretion. The insurance policies shall require the insurance company to provide Lender with at least thirty (30) days' written notice before such policies are altered or cancelled in any manner. The insurance policies shall name Lender as a loss payee and provide that no act or omission of Grantor or any other person shall affect the right of Lender to be paid the insurance proceeds pertaining to the loss or damage of the Property. In the event Grantor falls to acquire or maintain insurance, Lender (after providing notice as may be required by law) may in its discretion procure appropriate insurance coverage upon the Property and charge the insurance cost as an advance of principal under the promissory note. Grantor shall furnish Lender with evidence of insurance indicating the required coverage, Lender may act as attorney-in-fact for Grantor in making and settling claims under insurance policies, cancelling any policy or endorsing Grantor's name on any draft or negotiable instrument drawn by any insurer. Any monies received from any insurance shall be applied first to the payment of Lender's attorney fees and then at the option of Lender, to the payment of Obligations (whether or not due) or the restoration or repair of the Property.
- 14. ZONING AND PRIVATE COVENANTS. Grantor shall not initiate or consent to any change in the zoning provisions or private covenants affecting the use of the Property without Lender's prior written consent. If Grantor's use of the Property becomes a nonconforming use under any zoning provision, Grantor shall not cause or permit such use to be discontinued or abandoned without the prior written consent of Lender, Grantor will immediately provide Lender with written notice of any proposed changes to the zoning provisions or private covenants affecting the Property.
- 18. CONDEMNATION. Grantor shall immediately provide Lender with written notice of any actual or threatened condemnation or eminent domain proceeding pertaining to the Property. All monies payable to Creater from such condemnation or taking are hereby assigned to Lender which may at its option receive such proceeds to the extent of the Obligations, and shall be applied first to the payment of Lender's attorneye' fees, legal expenses and other costs (notuding appraisal fees) in connection with the condemnation or eminent domain proceedings and then, at the option of Lender, to the payment of the Obligations or the restoration or repair of the Property under controls specified by Lender.
- 16. LENDER'S RIGHT TO COMMENCE OR DEFEND LEGAL ACTIONS. Grantor shall immediately provide Lender with written notice of any actual or threatened action, suit, or other proceeding affecting the Property. Grantor hereby appoints Defider as its lattorney-in-fact to commence, intervene in, and defend such actions, suits, or other legal proceedings and to compromise or settle, any claim or controversy pertaining thereto. Lender shall not be liable to Grantor for any action, error, mistake, omission or delay pertaining to the actions described in this paragraph on any damages resulting therefrom. Nothing contained herein will prevent Lender from taking the actions described in this paragraph in its own name. Grantor shall cooperate and assist Lender in any action hereunder.
- 17. INDEMNIFICATION. Lender shall not assume or be responsible for the performance of any of Grantor's Obligations with respect to the Property under any circumstances. Grantor shall immediately provide Lender and its shareholders, directors, officers, employees and agents with written notice of and indemnify and hold Lender harmiess from all claims, damages, liabilities (including attorneys' fees and legal expenses), causes of action, actions, suits and other legal proceedings (cumulatively "Claims") pertaining to the Property (including, but not limited to, those involving Hazardous Materials). Grantor, upon the request of Lender, shall hire legal counsel acceptable to Lender to defend Lender from such Claims, and pay the attorneys' fees, legal expenses and other costs incurred in connection therewith. In the alternative, Lender shall be entitled to employ its own legal counsel to defend such Claims at Grantor's cost.
- 18. TAXES AND ASSESSMENTS. Grantor shall pay all taxes and assessments of every nature relating to Property and the rents and income thereof or the Obligations (except any state or federal income taxes or state intangible taxes) when due. Upon the request of Lender, Grantor shall deposit with Lender each month one-twelfth (1/12) of the estimated annual insurance promism, taxes and assessments pertaining to the Property as estimated by Lender. These amounts shall be applied to the payment of taxes, assessments focusion as required on the Property.
- 19. INSPECTION OF PROPERTY, SOOKS, RECORDS AND REPORTS. Grantor shall allow Lender or its agents to examine and inspect the Property and examine, inspect and make copies of Grantor's books and records pertaining to the Property from time to time. Grantor shall provide any assistance required by Lender for these purposes. All of the signatures and information contained in Grantor's books and records shall be genuine, true, accurate and complete in all respects. Grantor shall note the existence of Lender's beneficial interest in its books and records pertaining to the Property. Additionally, Grantor shall report, in a form satisfactory to Lender, such information as Lander may request regarding Grantor's financial condition or the Property. The information shall be for such periods, shall reflect Grantor's records at such thine, and shall be rendered with such frequency as Lender may designate. All information furnished by Grantor to Lender shall be true, accurate and complete in all respects.
- 20. ESTOPPEL CERTIFICATES. Within ten (10) days after any request by Lender, Grantor shall deliver to Lender, or any intended transferse of Lender's rights with respect to the Obligations, a signed and acknowledged statement specifying (a) the outstanding balance on the Obligations; and (b) whether Grantor possesses any claims, defenses, set-offs or counterclaims with respect to the Obligations and, if so, the nature of such claims, defenses, set-offs or counterclaims. Grantor will be conclusively bound by any representation that Lender may make to the intended transferse with respect to these matters in the event that Grantor falls to provide the requested statement in a timely manner.
  - 21. DEFAULT. Grantor shall be in default under this Mortgage in the event that Grantor, Borrower or any guarantor of any Obligation:
    - (a) falls to pay any Obligation to Lender when due;
    - (b) falls to perform any Obligation or breaches any warranty or covenant to Lender contained in this Mortgage or any other present or future, written or oral, agreement;
    - (c) allows the Property to be damaged, destroyed, lost or stolen in any material respect; ---
    - (d) seeks to revoke, terminate or otherwise limit its liability under any guaranty to Lender;
    - (e) allows the Property to be used by anyone to transport or store goods the possession, transportation, or use of which, is illegal;
    - (f) causes Lender to deem itself insecure in good faith for any reason.
- 22. RIGHTS OF LENDER ON DEFAULT. If there is a default under this Mortgage, Lender shall be entitled to exercise one or more of the following remedies without notice or demand (except as required by law):
  - (a) to declare the Obligations immediately due and payable in full;
  - (b) to collect the outstanding Obligations;
  - (c) to require Grantor to deliver and make available to Lender any personal property constituting the Property at a place reasonably convenient to Grantor and Lender and Lender may propose to retain such personal property in partial satisfaction of the Obligations or sell all or any portion of such personal property at public or private sale in accordance with the Indiana Uniform Commercial Code or any other applicable statute.
  - (d) to take immediate possession, management and control of the Property without seeking the appointment of a receiver;
  - (e) to collect all of the rents, issues, and profits from the Property from the date of default;
  - (f) to apply for and obtain, without notice and upon ex parte application, the appointment of a receiver for the Property without regard to Grantor's financial condition or solvency, the adequacy of the Property to secure the payment or performance of the Obligations, or the existence of any waste to the Property;
  - (g) to foreclose this Mortgage without relief from valuation and appraisement laws;
  - (h) to set-off Grantor's Obligations against any amounts due to Lender including, but not limited to, monies, instruments, and deposit accounts maintained with Lender; and
  - (i) to exercise all other rights available to Lender under any other written agreement or applicable law.

- Lender's rights are cumulative and may be exercised together, separately, and in any order. In the event that Lender institutes an action seeking the recovery of any of the Property by way of a prejudgment remedy in an action against Grantor, Grantor waives the posting of any bond which might otherwise be required.
  - 23. APPLICATION OF FORECLOSURE PROCEEDS. Lender shall apply the proceeds from its foreclosure of this Mortgage and the sale of Property in the following manner: first, to the payment of any Sheriff's fee and the satisfaction of its expenses and costs; then to reimburse Lender for its expenses and costs of the sale or in connection with securing, preserving and maintaining the Property, or seeking or obtaining the appointment of a receiver for the Property, (including, but not limited to, attorney's fees, legal expenses, title search expenses, filing fees, notification costs, appraisal costs and environmental assessment costs); then to the payment of the Obligations in such order as Lender, at its option, may elect; and then to any third party as provided by law.
  - 24. WAIVER OF HOMESTEAD AND OTHER EXEMPTIONS. Grantor hereby waives all homestead or other exemptions to which Grantor would otherwise be entitled under any applicable law. All amounts due and payable hereunder or any other present or future agreement or the Obligations shall be paid without relief from valuation and appraisement laws.
  - 25. REIMBURSEMENT OF AMOUNTS EXPENDED BY LENDER. Upon demand, Grantor shall immediately reimburse Lender for all amounts expended by Lender in the performance of any action required to be taken by Grantor or the exercise of any right or remedy of Lander under this Mortgage, (including, but not limited to, attorneys' fees, legal expenses, search expenses, filing fees, notification costs, appraisal costs, and environmental assessment costs) together with interest thereon at the lower of the highest rate described in any Obligation or the highest rate alleved by law from the date of payment until the date of reimbursement. These sums shall be included in the definition of Obligations herein and shall be secured by the interest granted herein.
  - 26. APPLICATION OF PAYMENTS. All payments made by or on behalf of Grantor may be applied against the amounts paid by Lander (including attorneys' fees and legal expenses) in connection with the exercise of its rights or remedies described in this Mortgage and then to the payment of the remaining Obligations in whatever order Lender chooses.
  - 27. POWER OF ATTORNEY. Grantor hereby appoints Lender as its attorney-in-fact to endorse Grantor's name on all instruments and other documents pertaining to the Obligations. In addition, Lender shall be entitled, but not required, to perform any action or execute any document required to be taken or executed by Grantor under this Mortgage. Lender's performance of such action or execution of such documents shall not relieve Grantor from any Obligation or ours any default under this Mortgage. The powers of attorney described in this paragraph and bounted with an interest and are irrevocable.
  - 28. SUBROGATION OF LENDER. Lender shall be subrogated to the rights of the holder of any previous lien, security interest or encumbrance discharged with funds advanced by Lender regardless of whether these liens, security interests or other encumbrances have been released of record.
  - 29. COLLECTION COSTS. If Lender hires an attorney to assist in collecting any amount due or enforcing any right or remedy under this Agreement, Grantor agrees to pay Lender's attorneys' fees and collection costs.
  - 30. PARTIAL RELEASE. Lender may release its interest in a portion of the Property by executing and recording one or more partial releases without affecting its interest in the remaining portion of the Property.
  - 31. MODIFICATION AND WAIVER. The modification or waiver of any of Grantor's Obligations or Lender's rights under this Mortgage must be contained in a writing signed by Lender. Lender may perform any of Grantor's Obligations or delay or fall to exercise any of its rights without causing a waiver of those Obligations or rights. A waiver on one occasion shall not constitute a waiver on any other occasion. Grantor's Obligations under this Mortgage shall not be affected if Lender amends, compromises, exchanges, falls to exercise, impairs or releases any of the Obligations belonging to any Grantor, third party or any of its rights against any Grantor, third party or the Property. Lender, at its option, may extend the time for the payment of the Obligations, or reduce the payments thereon, or accept a renewal note or notes therefor, without the consent of any endorser, guarantor or junior lien holder and without the consent of Grantor if Grantor has transferred Grantor's interest in the Property; and any such extension, reduction or renewal shall not affect the priority of this Mortgage or impair the security interest hereof transpring manner of clease, discharge or affect in any manner the primary liability of Grantor, Borrower, or any endorser or guarantor, to Lender.
  - 32. SUCCESSORS AND ASSIGNS. This Mortpage shall run with the land and shall be binding upon and inure to the benefit of Grantor and Lender and their respective successors, assigns, trustees, receivers, administrators, personal representatives, legistees and devisees.
  - 33. NOTICES. Any notice or other communication to be provided under this Mortgage shall be in writing and sent to the parties at the addresses described in this Mortgage or such other address as the parties may designate in writing from time to time.
  - 34. SEVERABILITY. If any provision of this Mortgage Violates the law of 16 unenforceable, the rest of the Mortgage shall continue to be valid and
  - 35. APPLICABLE LAW. This Mortgage shall be governed by the laws of the state indicated in Lender's address. Grantor consents to the jurisdiction and venue of any court located in the state indicated in Lender's address in the event of any legal proceeding under this Mortgage.
  - 38. MARSHALLING. Grantor waives any and all right to have the property and estates comprising the Property marshalled upon any foreclosure of the flen hereof, and agrees that any court having jurisdiction to foreclose such libit may order the urbperty solid in its application.
  - 37. MISCELLANEOUS. Grantor and Lender agree that time is of the essence. Grantor walves presentment, demand for payment, notice of dishonor and protest except as required by law. Grantor walves any right to a jury trial Grantor may have under applicable law. All references to Grantor in this Mortgage shall include all persons signing below. If there is more than one Grantor, their Obligations shall be joint and several. This Mortgage and any related documents represent the complete integrated understanding between Grantor and Lender pertaining to the terms and conditions of those documents
  - 38. ADDITIONAL TERMS:

Dated NOVEMBER 11. 1996

7621 OAK AVENUE, GARY, IN 46403
TAX ID #46-104-21 UNIT #25

Grantor acknowledges that Grantor has read, understands, and agrees to the terms and conditions of this Mortgage.

GRANTOR EDMUND P VASQUEZ	GRANTOR: OPHELIA VASQUES  BY OPHELIA VASQUES  OPHELIA VASQUES
TITLE:	TITLE:
GRANTOR:	GRANTOR:
BY:	BY:
TITLE:	TITLE:

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(malaya)	•	<b>•</b> •
State of		
County of		
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Before me, a Notary Public in and for said County and State, personally who acknowledged execution of the foregoing	and stated that the representations the	rein contained are true.
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Before me, a Notary Public in and for said County and State, personally who acknowledged execution of the foregoing	y appearedand stated that the representations the	
Witness my hand and Notarial Seal this day of	and sizted that the tablesentations the	item commined are live.
(NOTARIAL SEAL)	NOTARY PUBLIC	
	My County of Residence:	
My Notarial Commission Expires:	(Printed Signature)	·
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The street address of the Property (if applicable) is: 7621 OAR RV	ment is	(x,y) = (x,y) + (x,y
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The legal description of the Property is:	rricial.	
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(21), IN BLOCK TWENTY-TWO (22), IN NORCOT IN THE CITY OF GARY, AS PER PLAT THEREOF, PAGE 14, IN THE OFFICE OF THE RECORDER OF	RECORDED IN PLAT BOOK 1,	
PAGE 14, IN THE OFFICE OF THE RECORDER OF	LAKE COUNTY, INDIANA.	
CONTRACTOR OF THE PROPERTY OF		and the second s

SCHEDULE B

Prepared by and return to: F. AIMUTIS
200 W RIDGE ROAD, GRIFFITH, IN 46319

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Page 4 of EVAU instale