

Real Estate Mortgage

99083631

This Indenture Witnesseth, That on April 10, 1999

WINDWARD INVESTMENTS LTD.
858 W. ARMITAGE #202
CHICAGO, IL 60614

of Cook County, in the State of Illinois

Mortgage and Warrant to ALEXANDER OR JOAN PHILLIPS
8620 W. NORTH TERRACE
NILES, IL 60714

of Cook County, in the State of Illinois, the following described

Real Estate in Lake County, in the State of Indiana, as follows to-wit:

Lot 12 and the south half of lot 11, block 1, Lake Avenue Subdivision in the city of Gary, as shown in Plat Book 20, page 50. P.I.N. 45-0236-1001. Said property is commonly known as 315 S. Hamilton St., Gary, In 46408

That the Mortgagor is indebted to the Mortgagee upon the installment note dated 4/10/99 in the principal sum of Twenty thousand dollars (\$20,000.00) payable and delivered to the Mortgagee said principal sum and interest at the rate and installments as provided in said note with a final payment of balance due on the tenth day of May, 2004.

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and the mortgagor expressly agree to pay the sum of money above secured, without relief from valuation or appraisal laws; and upon failure to pay any one of said notes, or any part thereof, at maturity, or the interest thereon, or any part thereof, when due, or the taxes or insurance as hereinafter stipulated, then all of said notes are to be due and collectible, and this mortgage may be foreclosed accordingly. And it is further expressly agreed, that until all of said notes are paid, said mortgagor will keep all legal taxes and charges against said premises paid as they become due, and will keep the buildings thereon insured for the benefit of the mortgagee, as their interest may appear and the policy duly assigned to the mortgagee, to the amount of Forty Thousand Dollars, and failing to do so, said mortgagee, may pay said taxes or insurance, and the amount so paid, with seven per cent interest thereon, shall be a part of the debt secured by this mortgage.

In Witness Whereof, the said mortgagor has hereunto set its hands and seal this _____ day of _____ 19____

David Phillips (Seal) Alexander Phillips (Seal)

(Seal) Joan Phillips (Seal)

(Seal) _____ (Seal)

STATE OF INDIANA, Lake COUNTY, ss:
Before me, the undersigned, a Notary Public in and for said County, this 30th day of September, 1999, came _____

OFFICIAL SEAL
Nancy James
Notary Public, State of Indiana
Commission Expires 6-24-2007

David Phillips
Alexander Phillips
Joan Phillips

_____ and acknowledged the execution of the foregoing instrument.
Witness my hand and official seal.
My Commission expires 6-24-2007 _____ Notary Public

This instrument prepared by: David Phillips