

Chicago Title Insurance Company

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

*600-5138-004
19905497 99084710
BANK ONE, NA

99 OCT 14 AM 9:54

MORRIS W. CARTER
ORDER Loan Number: 1110207301950

This Mortgage is made on October 02, 1999, between the Mortgagor(s),
DAVID DONALD KASPER, DIVORCED AND NOT REMARRIED

whose address is 814 SWAN DR DYER, IN 46311 and the Mortgagee,
BANK ONE, NA whose address is
1 Bank One Plaza
Chicago, IL 60670

(A) Definitions.

- (1) The words "borrower," "you" or "yours" mean each Mortgagor, whether single or joint, who signs below.
- (2) The words "we," "us," "our" and "Bank" mean the Mortgagee and its successors or assigns.
- (3) The word "Property" means the land described below. Property includes all buildings and improvements now on the land or built in the future. Property also includes anything attached to or used in connection with the land or attached or used in the future, as well as proceeds, rents, income, royalties, etc. Property also includes all other rights in real or personal property you may have as owner of the land, including all mineral, oil, gas and/or water rights.

(B) Amount Owed, Maturity, Security.

This Document is the property of

If you signed the agreement described in this paragraph, you owe the Bank the aggregate amounts of all loans and disbursements made by the Bank to you pursuant to a loan agreement dated, October 02, 1999, which is incorporated herein by reference, up to a maximum amount of \$15,000.00, excluding protective advances. This is a **Future Advance Mortgage and secures future advances under a revolving line of credit**. You must repay the full amount of the loan, including principal and interest. Interest on the outstanding principal shall be calculated on a fixed or variable rate as referenced by your Agreement.

As security for all amounts due to us under your Agreement, including all future advances which shall have the same priority as the original loan, and all extensions, amendments, renewals or modifications of your Agreement, you convey, mortgage and warrant to us, subject to liens of record as of the date hereof, the Property located in the _____ of Dyer, Lake, County, Indiana as described below:

***** SEE LEGAL DESCRIPTION ATTACHED *****



Property Address 814 SWAN DR DYER, IN 46311

(C) Borrower's Promises. You promise to:

- (1) Pay all amounts when due under your Agreement, including interest, and to perform all duties of the Agreement and/or this Mortgage. (A Mortgagor who has not signed the Agreement, has no duty to pay amounts owed under the Agreement.)
- (2) Pay all taxes, assessments and liens that are assessed against the Property when they are due. If you do not pay the taxes, assessments or liens, we can pay them, if we choose, and add what we have paid to the amount you owe us under your Agreement, with interest to be paid as provided in that Agreement.
- (3) Not execute any mortgage, security agreement, assignment of leases and rentals or other agreement granting a lien against your interest in the property without our prior written consent, and then only when the document granting that lien expressly provides that it shall be subject to the lien of this Mortgage.
- (4) Keep the Property in good repair and not damage, destroy or substantially change the Property.
- (5) Keep the Property insured against loss or damage caused by fire or other hazards with an insurance carrier acceptable to us. The insurance policy must be payable to us and name us as Insured Mortgagee

17.00
BAC
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The land referred to in this Commitment is described as follows:

Unit No. 3-E, In Building No. 8, Meadow Lake Condominium, a Horizontal Property Regime, as created by the Declaration of Condominium recorded on March 5, 1997, as Document Nos. 97014095 and 97014096, in Plat Book 82, page 31, as amended by the First Amendment to the Declaration of Condominium recorded October 23, 1997, as Document Nos. 97072183 and 97072164, in Plat Book 83, page 61, as amended by the Second Amendment to the Declaration of Condominium, recorded December 4, 1997 as Document Nos. 97082898 and 97082899, in Plat Book 83, page 83, in Lake County, Indiana, as amended by the Third Amendment to the Declaration of Condominium, recorded January 14, 1999, as Document Nos. 99003263 and 99003269, and as amended by the Fourth Amendment to the Declaration of Condominium, recorded July 7, 1999, as Document Nos. 99056375 and 99056378, in Plat Book 86, page 98, and Recorded July 7, 1999, and the undivided interest in the common elements appertaining thereto.



for the amount of your loan. You must deliver a copy of the policy to us if we request it. If you do not obtain insurance, or pay the premiums, we may do so and add what we have paid to the amount you owe us under your Agreement with interest to be paid as provided in the loan agreement. At our option, the insurance proceeds may be applied to the balance of the loan, whether or not due, or to the rebuilding of the Property.

balance and demand payment in full, you give us the power and authority to sell the property according to procedures allowed by law, including foreclosure by advertisement. The proceeds of any sale will be applied first to any costs and expenses of the sale, including the costs of any environmental investigation or remediation paid for by us, then to reasonable attorney's fees and then to the amount you owe us under your Agreement. After default, you agree to pay all of our fees incurred in preparing for or filing a foreclosure complaint, including attorney's fees, receiver's fees and court costs and all other costs of collection.

(6) Keep the Property covered by flood insurance if it is located in a specially designated flood hazard zone.

(D) **Hazardous Substances.** You shall not cause or permit the presence, use, disposal or release of any hazardous substances on or in the Property. You shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any environmental law. You shall promptly give us written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property or release of any hazardous substance on the Property. If you are notified by any governmental or regulatory authority that any removal or other remediation of any hazardous substance affecting the Property is necessary, you shall promptly take all necessary remedial actions in accordance with applicable environmental laws.

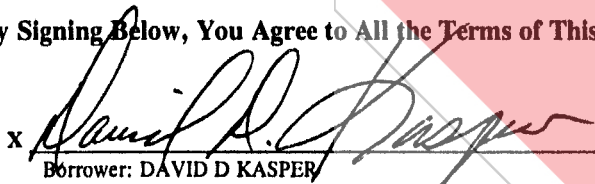
(F) **Due on Sale.** If you sell or transfer all or any part of the Property or any interest in the Property without our prior written consent, the entire balance of what you owe us under your Agreement is due immediately.

(G) **Eminent Domain.** Notwithstanding any taking under the power of eminent domain, you shall continue to pay the debt in accordance with the terms of the Agreement until any award or payment shall have been actually received by you. By signing this Mortgage, you assign the entire proceeds of any award or payment and any interest to us.

(E) **Default.** If you do not keep the promises you made in this Mortgage or in any prior mortgage or you fail to meet the terms of your Agreement, you will be in default. If you are in default, we may use any of the rights or remedies stated in your Agreement including, but not limited to, those stated in the default, remedies on default, and/or reducing the credit limit paragraphs or as otherwise provided by applicable law. If we accelerate your outstanding

(H) **Other Terms.** We do not give up any of our rights by delaying or failing to exercise them at any time. Our rights under the Agreement and this Mortgage are cumulative. You will allow us to inspect the Property on reasonable notice. This shall include the right to perform any environmental investigation that we deem necessary and to perform any environmental remediation required under environmental law. Any investigation or remediation will be conducted solely for our benefit and to protect our interests. If any term of this Mortgage is found to be illegal or unenforceable, the other terms will still be in effect.

By Signing Below, You Agree to All the Terms of This Mortgage.

x 
Borrower: DAVID D KASPER



STATE OF INDIANA)
COUNTY OF)

I, JACQUELINE A LUBERDA, a notary public in and for the above county and state, certify that DAVID DONALD KASPER, DIVORCED AND NOT REMARRIED

personally known to me to be the same person whose name is (or are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed and delivered the instrument as his/her/their free and voluntary act for the use and purposes therein set forth.

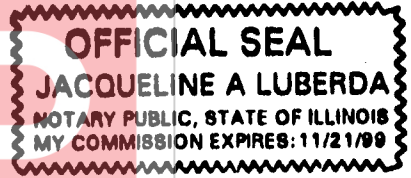
Subscribed and sworn to before me this 2 Oct day of _____, 1999

X Jacqueline A Luberd
Notary Public, Printed JACQUELINE A. LUBERDA
My County of Residence Cook

Drafted by:
PAULETTE R. FORD
Mail Suite 2028
Chicago, IL 60670-2028

My Commission Expires:
When recorded, return to:

Retail Loan Operations
1 North Dearborn-17th Floor
Mail Suite 0203
Chicago, IL 60670-0203



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CONDOMINIUM RIDER

THIS CONDOMINIUM RIDER is made this October 02, 1999, and is incorporated into and shall be deemed to amend and supplement that certain Mortgage (the "Security Instrument") dated of even date herewith, given by the undersigned (the "Mortgagor") to secure Mortgagor's obligations under that certain Equity Line/Loan Agreement, dated of even date herewith, between Mortgagor and BANK ONE, NA (the "Lender") and covering the property described in the Security Instrument and located at 814 SWAN DR DYER, IN 46311 (the "Property").

The Property includes a unit in, together with an undivided interest in the common elements of, a condominium project known as MEADOW LAKE CONDOMINIUM (the "Condominium Project"). If the owners association or other entity which acts for the Condominium Project (the "Association") holds title to property for the benefit or use of its members or shareholders, the Property also includes Mortgagor's interest in the Association, in the uses, proceeds and benefits of Mortgagor's interest.

CONDOMINIUM COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Mortgagor and Lender further covenant and agree as follows:

A. Assessments. Mortgagor shall promptly pay, when due, all assessments imposed by the Association pursuant to the provisions of the Declaration, by-laws, code of regulations, and any other equivalent documents (the "Constituent Documents") of the Condominium Project.

B. Hazard Insurance. So long as the Association maintains, with a generally accepted insurance carrier, a "master", "blanket", or similar such policy on the Condominium Project, which policy provides insurance coverage against fire, hazards included within the term "extended coverage", and such other hazards as Lender may require, and in such amounts and for such periods as Lender may require, the Mortgagor's obligation under the Security Instrument to maintain hazard insurance coverage on the Property is deemed satisfied. Mortgagor shall give Lender prompt notice of any lapse in such hazard insurance coverage.

In the event of a distribution of hazard insurance proceeds in lieu of restoration or repair following a loss to the Property, whether to the unit or to common elements, any such proceeds payable to Mortgagor are hereby assigned and shall be paid to Lender for application to the sums secured by the Security Instrument, with the excess, if any, paid to Mortgagor.

C. Lender's Prior Consent. Mortgagor shall not, except after notice to Lender and with Lender's prior written consent, partition or subdivide the Property or consent to:

(i) the abandonment or termination of the Condominium Project, except for abandonment or termination provided by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any material amendment to the Constituent Documents, including, but not limited to, any amendment which would change the percentage interests of the unit owners in the Condominium Project; or

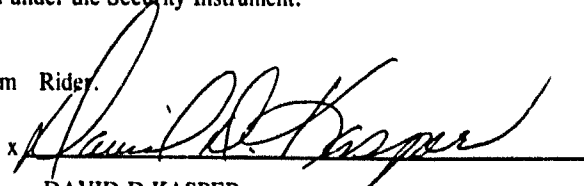
(iii) the effectuation of any decision by the Association to terminate professional management and assume self-management of the Condominium Project.

D. Easements. Mortgagor also hereby grants to the Lender, its successors and assigns, as rights and easements appurtenant to the Property, the rights and easements for the benefit of said Property set forth in the Constituent Documents.

The Security Instrument is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Constituent Documents the same as though the provisions of the Constituent Documents were recited and stipulated at length herein.

E. Remedies. If Mortgagor breaches Mortgagor's covenants and agreements hereunder, including the covenant to pay when due condominium assessments, then Lender may invoke any remedies provided under the Security Instrument.

IN WITNESS WHEREOF, Mortgagor has executed this Condominium Rider.

x 
DAVID D KASPER