

FILED  
2000 MAY -8 AM 10:54  
MORRIS W. CARTER  
RECORDER

2000 056364

INDIANA REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, that Homemakers Remodeling, Inc.,

hereinafter referred to as Mortgagors, of Cook County, state of Illinois, Mortgage and warrant to Frederick L Taylor, hereinafter referred to as Mortgagee, the following described real estate, in Lake County, State of Indiana, to wit:

The West 17 feet of Lot 58, and the East 16 feet of Lot 59, in Paul Csontos' Addition to Hammond, as per Plat thereof, recorded in Plat Book 16, Page 1, in the Office of the Recorder of Lake County, Indiana.

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to secure the repayment of a Retail Instalment Contract of even date with a Total of Payments of \$12,143.88, payable to Mortgagee in monthly installments, the last payment to fall due on July 7, 2007.

Mortgagors expressly agree to keep all legal taxes, assessments, and prior liens against said property paid, to keep the buildings and improvements thereon in good repair, to commit no waste thereon, and to keep the buildings and improvements thereon insured for the benefit of the Mortgagee as its interest may appear; and upon failure of Mortgagors to do so, Mortgagee may pay such taxes, assessments, and prior liens, and cause said property to be repaired, and cause said property to be insured, and the amount so paid shall become a part of the indebtedness secured by this mortgage.

Mortgagors agree to pay all indebtedness secured hereby, together with all taxes, assessments, charges, and insurance, without any relief whatsoever from valuation or appraisal laws of the State of Indiana.

Mortgagors agree that upon failure to pay any installment due under said contract, or taxes, assessments, insurance, or prior liens, or in event of default in or violation of any of the other terms hereof, then all of said mortgage indebtedness shall at Mortgagee's option, without notice, become due and collectible and this mortgage may then be foreclosed accordingly. Upon foreclosure Mortgagee shall have the right, irrespective of any deficiency, to which Mortgagors hereby consent, to have a receiver appointed to take possession of said premises and collect the rents, issues and profits thereof for the benefit of the Mortgagee.

The covenants contained herein shall bind and inure to the benefit of the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used the singular number shall be construed to include the plural, the plural the singular, and the use of any gender shall include all genders.

IN WITNESS WHEREOF, the Mortgagors have hereunto set their hands this 27 day of May 2000.

Sign here Frederick L Taylor  
Print or Type name as signed: Frederick L Taylor

Sign here Karen Taylor  
Print or Type name as signed: Karen Taylor

Sign here \_\_\_\_\_  
Print or Type name as signed: \_\_\_\_\_

Sign here \_\_\_\_\_  
Print or Type name as signed: \_\_\_\_\_

State of Indiana )  
County of Cook ) ss.

Before me, the undersigned, a Notary Public in and for said County, this 27 day of May 2000, came Frederick L Taylor and Karen Taylor, and acknowledged the execution of the foregoing Mortgage. Witness my hand and official seal.

Type name as signed: Chester Pietrusiewicz, Notary Public  
My Commission Expires: 6/11/03

This instrument was prepared by: Trisha Smith Norwest Financial Acceptance, Inc.  
219 8th Street; Des Moines, IA 50309



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