

# TRUST DEED AND NOTE (INDIANA)

**THIS INDENTURE WITNESSETH**, That the undersigned as grantors, of City of East Chicago, County of Lake and State of Indiana for and in consideration of the sum of One Dollar and other good and valuable considerations, in hand paid, convey and warrant to L & L Investments, of the City of Valparaiso, County of Porter and State of Indiana, as trustee, the following described Real Estate, with all improvements thereon, situated in the County of Lake in the State of Indiana, to wit:

2001 053256

ROZLINSKI & SZLICKIS 1ST ADDITION, ALL LOTS 10 & 11, AUD. #00185

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Indiana

Permanent Real Estate Index Number(s): 25-46-0471-0010  
Property Address: 1529 Roosevelt Place, Gary, Indiana 46406

Document is NOT OFFICIAL! This Document is the property of the Lake County Recorder!

GRANTORS AGREE to pay all taxes and assessments upon said property when due, to keep the building thereon insured to their full insurable value, to pay all prior incumbrances and the interest thereon and to keep the property tenantable and in good repair and free of liens. In the event of failure of grantors to comply with any of the above covenants, then grantee is authorized to attend to the same and pay the bills therefor, which shall, with (15%) fifteen percent interest thereon, become due immediately, without demand. On default in any payments hereunder, grantee may declare the whole indebtedness due and proceed accordingly.

AS FURTHER SECURITY grantors hereby assign, transfer and set over to grantee all the rents, issues and profits of said premises, from and after this date, and authorizes him to sue for, collect and receipt for the same, to serve all necessary notices and demands, to bring forcible detainer proceedings to recover possession thereof, to rent the said premises as he may deem proper and to apply the money so arising to the payment of this indebtedness, or to any advancements made as aforesaid, and it shall not be the duty of grantee to inquire into the validity of any such taxes, assessments, liens, incumbrances, interest or advancements.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ADJUSTANCE FOR TRANSFER

In trust, nevertheless, for the purpose of securing performance of the following obligation, to wit:  
\$15,000.00

JUL 6 2001

January 21, 2000

PETER BENJAMIN  
LAKE COUNTY AUDITOR

GRANTORS after date for value received we promise to pay to the order of L & L Investments, of 1457 South State Road 2, Valparaiso, Indiana 44383 the sum of fifteen thousand dollars, to the office of the legal holder of this instrument with interest at (15%) fifteen percent per annum after date hereof until paid, payable at said office, as follows: \$356.85 per month for 12 months, then pay the balance in full. First payment to start March 1, 2000. If Grantor prepays more than 20% of the loan in the first year, there will be a 2% prepayment penalty. 2% of original loan amount.

A Late charge of 5% of payment will be added if payment is received more than 10 days after due date.

And to secure the payment of said amount I (we) hereby authorize, irrevocably any attorney of any court of record in any County or State in the United States to appear for us in such court, in term time or vacation, at any

00442

1700  
99  
CS

**TRUST DEED AND NOTE  
(INDIANA)**

time after maturity hereof, and confers a judgment without process in favor of the holder of this instrument for such amount as

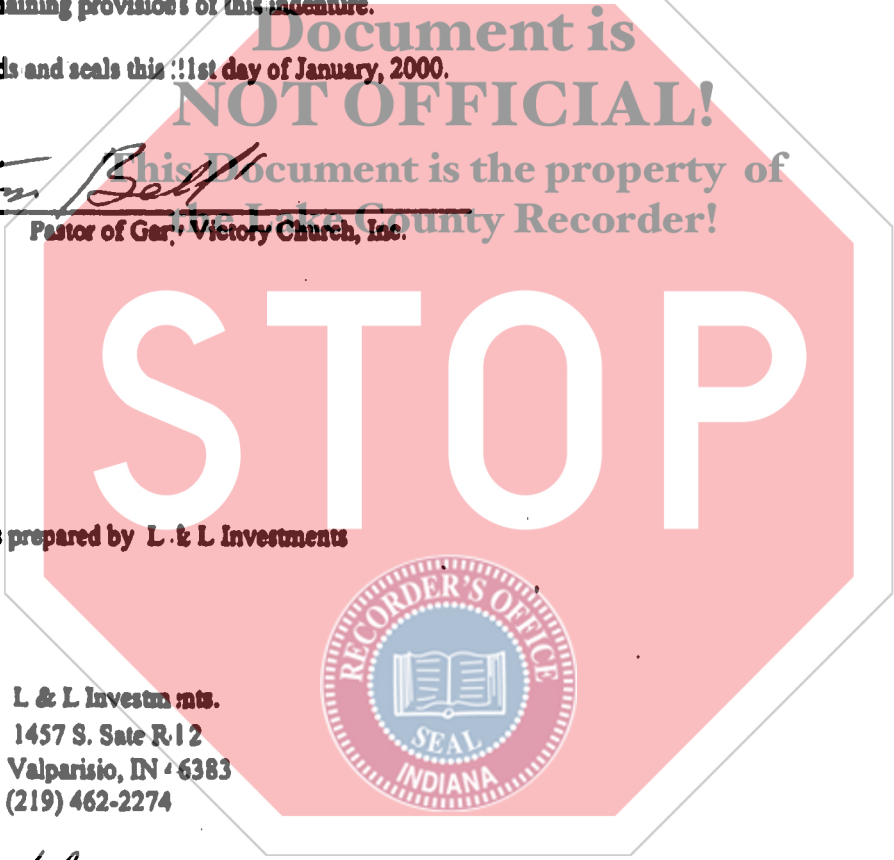
may appear to be unpaid thereon, together with costs, and reasonable attorney's fees, and to waive and release all errors which may intervene in any such proceedings, and to consent to immediate execution upon such judgment, hereby ratifying and confirming all that my (our) said attorney may do by virtue thereof.

**IN THE EVENT OF** the trustee's death, inability, or removal from said Cook County or of his resignation, refusal or failure to act, then Burt Lager of said County, is hereby appointed to be the first successor in this trust; and if for any like cause first successor fails or refuses to act, the person who shall then be the acting Recorder of Deeds of said County is hereby appointed to be second successor in this trust. And when all the aforesaid covenants and agreements are performed the trustee, or his successor in trust, shall release the premises to the party entitled thereto on receiving his reasonable charges.

If any provision of this indenture shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating or affecting the remainder of such provision or the remaining provisions of this indenture.

Witness our hands and seals this 11th day of January, 2000.

*Clayton Bell*  
Clayton Bell  
Pastor of Gar. Victory Church, Inc.



This instrument was prepared by L & L Investments

Mail payments to: L & L Investments.  
Send Deed to: 1457 S. State Rd 2  
Valparaiso, IN 46383  
(219) 462-2274

Notary Public: *Theresa A. Mitchell*

**THERESA A. MITCHELL  
NOTARY PUBLIC STATE OF INDIANA  
RESIDENT OF PORTER COUNTY  
MY COMMISSION EXPIRES OCTOBER 10, 2006**