

STATE OF THE AND LAKE COUNTY SULFD FOR GECORE

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2003 058972

MERHS A. CARTEN

Space Above This Line For Recording Data RECORDER

MORTGAGE

DATE AND PARTIES. The date of this Mortgage (Security Instrument) is June 26, 2003. The parties and their addresses are:

MORTGAGOR:

MARIAN L. GALLAGHER 705 114th St Whiting, Indiana 46394

LENDER:

CENTIER BANK

Organized and existing under the laws of Indiana 600 East 84th Avenue
Merrillville, Indiana 46410
35-0161790

1. CONVEYANCE. For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debts and Mortgagor's performance under this Security Instrument, Mortgagor grants, bargains, conveys, mortgages and warrants to Lender, the following described property:

LOT 36 IN BLOCK 1 IN PARK VIEW ADDITION TO HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 19, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

The property is located in Lake County at 705 114th St, Whiting, Indiana 46394.

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described (all referred to as Property). This Security Instrument will remain in effect until the Secured Debts and all underlying agreements have been terminated in writing by Lender.

- 2. MAXIMUM OBLIGATION LIMIT. The total principal amount secured by this Security Instrument at any one time will not exceed \$21,527.12. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.
- 3. SECURED DEBTS. This Security Instrument will secure the following Secured Debts:
 - A. Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A promissory note, dated June 26, 2003, from Mortgagor to Lender, with a loan amount of \$21,527.12 with an interest rate of 5.74 percent per year and maturing on January 2, 2009.
 - B. All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities.
 - C. Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

Initials _____ Page 1

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Marian L. Gallagher Indiana **Mortgage** IN/4Xkgrzych00623900003872018062603Y

5. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor is or will be lawfully seized of the estate accordance with the terms of the Secured Debts and this Security Instrument. 4. PAYMENTS. Mortgagor agrees that all payments under the Secured Debts will be paid when due and in

6. PRIOR SECURITY INTERESTS. With regard to any other mortgage, deed of trust, security agreement or the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record. conveyed by this Security Instrument and has the right to grant, bargain, convey, sell, mortgage and warrant

other lien document that created a prior security interest or encumbrance on the Property, Mortgagor agrees:

A. To make all payments when due and to perform or comply with all covenants.

agreement secured by the lien document without Lender's prior written consent.

C. Not to allow any modification or extension of, nor to request any future advances under any note or B. To promptly deliver to Lender any notices that Mortgagor receives from the holder.

Security Instrument. Mortgagor agrees to assign to Lender, as requested by Lender, any rights, claims or defenses Mortgagor may have against parties who supply labor or materials to maintain or improve the payment. Mortgagor will defend title to the Property against any claims that would impair the lien of this provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagor's ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagor to 7. CLAIMS AGAINST TITLE. Mortgagor will pay all taxes, assessments, liens, encumbrances, lease payments,

right is subject to the restrictions imposed by federal law governing the preemption of state due-on-sale laws, due and payable upon the creation of, or contract for the creation of, a transfer or sale of the Property. This 8. DUE ON SALE. Lender may, at its option, declare the entire balance of the Secured Debts to be immediately

Instrument. The execution and delivery of this Security Instrument will not violate any agreement governing 9. WARRANTIES AND REPRESENTATIONS. Mortgagor has the right and authority to enter into this Security as applicable.

claims, and actions against Mortgagor, and of any loss or damage to the Property. Lender's prior written consent. Mortgagor will not permit any change in any license, restrictive covenant or easement without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, impairment, or deterioration of the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor agrees that the nature of the occupancy and use will not substantially change without condition and make all repairs that are reasonably necessary, Mortgagor will not commit or allow any waste, 10. PROPERTY CONDITION, ALTERATIONS AND INSPECTION. Mortgagor will keep the Property in good Mortgagor or to which Mortgagor is a party.

reasonable purpose for the inspection. Any inspection of the Property will be entirely for Lender's benefit and inspecting the Property. Lender will give Mortgagor notice at the time of or before an inspection specifying a Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of

Mortgagor will in no way re<mark>ly on Lende</mark>r's inspec<mark>tion.</mark>

preclude Lender from exercising any of Lender's other rights under the law or this Security Instrument. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may take all steps right to perform for Mortgagor will not create an obligation to perform, and Lender's failure to perform will not Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. Lender's Security Instrument, Lender may, without notice, perform or cause them to be performed. Mortgagor appoints 11. AUTHORITY TO PERFORM. If Mortgagor fails to perform any duty or any of the covenants contained in this

necessary to protect Lender's security interest in the Property, including completion of the construction.

12. DEFAULT. Mortgagor will be in default if any of the following occur:

A. Payments. Mortgagor fails to make a payment in full when due.

as they become due. B. Insolvency. Mortgagor makes an assignment for the benefit of creditors or becomes insolvent, either because Mortgagor's liabilities exceed Mortgagor's assets or Mortgagor is unable to pay Mortgagor's debts

C. Death or Incompetency. Mortgagor dies or is declared legally incompetent.

Security Instrument, D. Failure to Perform. Mortgagor fails to perform any condition or to keep any promise or covenant of this

E. Other Documents. A default occurs under the terms of any other transaction document.

Mortgagor makes any verbal or written statement or provides any financial G. Misrepresentation. F. Other Agreements. Mortgagor is in default on any other debt or agreement Mortgagor has with Lender.

information that is untrue, inaccurate, or conceals a material fact at the time it is made or provided.

H. Judgment. Mortgagor fails to satisfy or appeal any judgment against Mortgagor.

authority. 1. Forfeiture. The Property is used in a manner or for a purpose that threatens confiscation by a legal

Lender before making such a change. J. Name Change. Mortgagor changes Mortgagor's name or assumes an additional name without notifying

DUE ON SALE section. condition of default, as it relates to the transfer of the Property, is subject to the restrictions contained in the K. Property Transfer. Mortgagor transfers all or a substantial part of Mortgagor's money or property. This

L. Property Value. The value of the Property declines or is impaired.

M. Insecurity. Lender reasonably believes that Lender is insecure.

for any and all insurance benefits or refunds that may be available on Mortgagor's default. evidencing or pertaining to the Secured Debts. Any amounts advanced on Mortgagor's behalf will be immediately due and may be added to the balance owing under the Secured Debts. Lender may make a claim 13. REMEDIES. Lender may use any and all remedies Lender has under state or federal law or in any instrument

Subject to any right to cure, required time schedules or any other notice rights Mortgagor may have under federal and state law, Lender may make all or any part of the amount owing by the terms of the Secured Debts immediately due and foreclose this Security Instrument in a manner provided by law upon the occurrence of a default or anytime thereafter.

All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether or not expressly set forth. The acceptance by Lender of any sum in payment or partial payment on the Secured Debts after the balance is due or is accelerated or after foreclosure proceedings are filed will not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

- 14. COLLECTION EXPENSES AND ATTORNEYS' FEES. On or after Default, to the extent permitted by law, Mortgagor agrees to pay all expenses of collection, enforcement or protection of Lender's rights and remedies under this Security Instrument. Mortgagor agrees to pay expenses for Lender to inspect and preserve the Property and for any recordation costs of releasing the Property from this Security Instrument. Expenses include, but are not limited to, reasonable attorneys' fees after default and referral to an attorney not a salaried employee of the Lender. These expenses are due and payable immediately. If not paid immediately, these expenses will bear interest from the date of payment until paid in full at the highest interest rate in effect as provided for in the terms of the Secured Debts. To the extent permitted by the United States Bankruptcy Code, Mortgagor agrees to pay the reasonable attorneys' fees Lender incurs to collect the Secured Debts as awarded by any court exercising jurisdiction under the Bankruptcy Code.
- 15. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) Environmental Law means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), all other federal, state and local laws, regulations, ordinances, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) Hazardous Substance means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substances defined as "hazardous material," "toxic substance," "hazardous waste," "hazardous substance," or "regulated substance" under any Environmental Law.

Mortgagor represents, warrants and agrees that: FFICIAL!

- A. Except as previously disclosed and acknowledged in writing to Lender, no Hazardous Substance is or will be located, stored or released on or in the Property. This restriction does not apply to small quantities of Hazardous Substances that are generally recognized to be appropriate for the normal use and maintenance of the Property.
- B. Except as previously disclosed and acknowledged in writing to Lender, Mortgagor and every tenant have been, are, and will remain in full compliance with any applicable Environmental Law.
- C. Mortgagor will immediately notify Lender if a release or threatened release of a Hazardous Substance occurs on, under or about the Property or there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagor will take all necessary remedial action in accordance with any Environmental Law.
- D. Mortgagor will immediately notify Lender in writing as soon as Mortgagor has reason to believe there is any pending or threatened investigation, claim, or proceeding relating to the release or threatened release of any Hazardous Substance or the violation of any Environmental Law.
- 16. CONDEMNATION. Mortgagor will give Lender prompt notice of any pending or threatened action by private or public entities to purchase or take any or all of the Property through condemnation, eminent domain, or any other means. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds will be considered payments and will be applied as provided in this Security Instrument. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.
- 17. INSURANCE. Mortgagor agrees to keep the Property insured against the risks reasonably associated with the Property. Mortgagor will maintain this insurance in the amounts Lender requires. This insurance will last until the Property is released from this Security Instrument. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debts. Mortgagor may choose the insurance company, subject to Lender's approval, which will not be unreasonably withheld. All insurance policies and renewals will include a standard "mortgage clause" and, where applicable, "loss payee clause."

Mortgagor will give Lender and the insurance company immediate notice of any loss. All insurance proceeds will be applied to restoration or repair of the Property or to the Secured Debts, at Lender's option. If Lender acquires the Property in damaged condition, Mortgagor's rights to any insurance policies and proceeds will pass to Lender to the extent of the Secured Debts.

Mortgagor will immediately notify Lender of cancellation or termination of insurance. If Mortgagor fails to keep the Property insured Lender may obtain insurance to protect Lender's interest in the Property. This insurance may include coverages not originally required of Mortgagor, may be written by a company other than one Mortgagor would choose, and may be written at a higher rate than Mortgagor could obtain if Mortgagor purchased the insurance.

- 18. ESCROW FOR TAXES AND INSURANCE. Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.
- 19. CO-SIGNERS. If Mortgagor signs this Security Instrument but does not sign the Secured Debts, Mortgagor does so only to mortgage Mortgagor's interest in the Property to secure payment of the Secured Debts and Mortgagor does not agree to be personally liable on the Secured Debts. If this Security Instrument secures a guaranty between Lender and Mortgagor, Mortgagor agrees to waive any rights that may prevent Lender from

bringing any action or claim against Mortgagor or any party indebted under the obligation. These rights may include, but are not limited to, any anti-deficiency or one-action laws.

20. WAIVERS. Except to the extent prohibited by law, Mortgagor waives all rights of valuation and appraisement relating to the Property.

21. APPLICABLE LAW. This Security Instrument is governed by the laws of Indiana, except to the extent

21. APPLICABLE LAW. This Security Instrument is governed by the laws of Indiana, except to the extent otherwise required by the laws of the jurisdiction where the Property is located, and the United States of America.

22. JOINT AND INDIVIDUAL LIABILITY AND SUCCESSORS. Each Mortgagor's obligations under this Security Instrument are independent of the obligations of any other Mortgagor. Lender may sue each Mortgagor individually or together with any other Mortgagor. Lender may release any part of the Property and Mortgagor will still be obligated under this Security Instrument for the remaining Property. The duties and benefits of this Security Instrument will bind and benefit the successors and assigns of Lender and Mortgagor.

23. AMENDMENT, INTEGRATION AND SEVERABILITY. This Security Instrument may not be amended or modified by oral agreement. No amendment or modification of this Security Instrument is the complete and final expression of the agreement. If any provision of this Security Instrument is unenforceable, then the unenforceable provision of the severed and the remaining provisions will still be enforceable.

24. INTERPRETATION. Whenever used, the singular includes the plural and the plural includes the singular. The section headings are for convenience only and are not to be used to interpret or define the terms of this

25. NOTICE, FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS. Unless otherwise required by law, any notice will be given by delivering it or mailing it by first class mail to the appropriate party's address listed in the DATE AND PARTIES section, or to any other address designated in writing of any change in Mortgagor's name, address or other application information. Mortgagor will inform Lender in writing of any change in Mortgagor's name, address or other application information. Mortgagor will provide Lender any financial statements or information Lender requests. All financial statements and information Mortgagor gives Lender will be correct and complete. Mortgagor agrees to sign, deliver, and file any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagor's obligations under this Security Instrument and to confirm Lender's lien status on any Property. Time is of the essence.

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Security Instrument. Mortgagor also acknowledges receipt of a copy of this Security Instrument.

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

Document is NOT OFFICIAL!

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Manand

Marian L. Gallagher

(Notary's County) _______ (Notary's County) _______ This instrument was prepared by KURT R. GRZYCH , ASSISTANT BRANCH MANAGER, 600 EAST 84TH AVENUE, MERRILLVILLE, Indiana 46410



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AFFIDAVIT

S18 650 3675

STATE OF INDIANA)

MALIAN EALLAGHEN sworn upon oath, deposes and says: ____, being first duly

1. That Affiant's spouse, JAMES F. GALLAGHE died (without leaving a will) (Teaving a will) on SEPT 19 89 at The Community Hospital

2. That they were duly and legally married at the time they acquired title as husband and wife to the following described real estate:

ocument is

- 3. That the marital relationship which existed between them at the time they acquired title to said real estate remained in effect and unbroken until the date of (his) (her) death.
- 4. That all funeral expenses in connection with the death of said decedent have been paid in full.
- 5. That all of the assets of said decedent which would be includable for Federal Estate Tax purposes, including joint bank accounts and life insurance on decedent's life were not sufficient to necessitate payment of Federal Estate Tax.

Further affiant sayeth not.

Subscribed and sworn to before ma, a Notary Public, this day of

SIA PPN 3PL OI GIGIAGO AIS

104 13 S003 16:44 ER BRAKERS TITLE

INDIANA STATE BOARD OF HEALT CERTIFICATE OF DEATH

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State No			
36. TIME OF DEATH 36. DATE OF DEATH (Month Day, Yr)			
9:08A	SEPTEMBER 30,1989		
21,1919	l l	7. BIRTHPLACE (Cay and State or Foreign Country) CHICAGO, ILLINOIS	
DEATH (Check only one. See Instructions.) Nursing Home Other (Specify) Residence			
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134 STREET AND NUMBER 705 114th STREET			
E—American Indian, ck, White, etc.	17. DECEDENT'S EDUCATION (Specify only highest grade completed)		
ecify)	Elementary/Secondary (0-12) College (1-4 or 5 +)		
HITE	12		
Girst Addde, Meiden Surneme) ANNABELL PENT			
Route Number, City or Town, State, Zip Code) 20c. Relationship			
G, IN 46	21s. LOCATION—City or	WIFE	
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	EVERGREEN PARK, IL		
WAS DEATH REPORTED TO CORONER?			
THRESTHEALDING IS MALKAN AND HOME TE COPY OF THE ACERTIFICATE OF 007.267			
Helige Wight	THE WHE FORK!	IN 46394	
MEKT.	1989	Approximate Interval Between Onest and Death	
00		9/25 - 9/30/	
ello ph	nsonmer		
COUNTY HEALTH C	OMMISSIONER		

TYPE/PRINT I. DECEASED-NAME (First Middle, Last) JAMES F. GALLAGHER MALE IN PERMANENT 4. SOCIAL SECURITY NUMBER Sc. UNDER I DAY & DATE OF B Sb. UNDER I YEAR APRIL 352-10-1396 BLACK INK 9a PLACE OF 84. WAS DECEDENT A U.S. VETERAN? Bb. YEAR LAST SERVED IN U.S. ARMED FORCES? HOSPITAL: D inpetient YES IIWW. ☐ ER/Outpetient ☐ DOA Sc. CITY, TOWN, OR LO 9b. FACILITY NAME OF not institute n aive street and number) DECEDENT MUNSTER THE COMMUNTIY HOSPITAL MARIAN L. RICHARD 10 MARITAL STATUS shîfî" engineer YES 134 RESIDENCE-STATE 13b. COUNTY 13e. CITY, TOWN, OR LOCATION INDIANA LAKE HAMMOND (WHITING P.O.) 13e. ZIP CODE 13f. INSIDE CITY LIMITS 14. CITIZEN OF UNAT COUL 16 RAC Blec (Sp WHAT COUNTRY 13g. ON A FARM? 46394 U.S.A. SÌ No □ Yes 18. FATHERS NAME (First Middle, Last 19. MOTHER'S NAME PARENTS JAMES P. GALLAGHER 20s. INFORMANTS NAME (Type/Prind) 20b. MAILING ADDRESS (Street and Number or Rural INFORMANT 705-114th ST., WHITIN MRS. MARIAN L. GALLAGHER 21a. METHOD OF DISPOSITION | Entembment 21b. DATE AND PLACE OF DISPOSITION (Name of cometery, of other place) OCTOBER 3,1989 ☐ Cremetion ☐ Removal from State Other (Specify) _ Doneston MARY CEMETERY 226. EMBALMER'S LICENSE NO. 1 224 FMRAI MERS NAME DISPOSITION FDE01040744 MARTIN J. GABOR HIS SE ZND SIGNATURE OF PUNERAL-DIRECTOR HARLA raction EBARBS 26. PART L MAJEDIATE CAUSE (Final disease or condition resulting in death) OUE TO IOR AS A CONSEQUENCE OF: Ces alral Hemorrhas CAUSE OF DUE TO LOR AS A CONSEQUENCE OF DUE TO LOR AS A CONSEQUENCE OF ie, if any, which gar immediate cause, LAKE s - Conditions contributing to death but not previously stated in Part L 27. WAS DECEDENT PREGNANT OR S POSTPARTUM? (Yes or 19) 284 WAS AN AUTOPSY PERFORMED? (Yes or fo) 28b. WERE AUTOPSY FINDINGS AVAILABLE PRIOR TO COMPLETION OF CAUSE (No trauma) None OF DEATH? (Yes or so) NO CERTIFYING PHYSICIAN To the best of my know 29a CERTIFIER CORONER 290. SICHATURE AND TITLE OF CERTIFIER 29c. MEDICAL LICENSE NO. <u>30</u> 29185 /89 CERTIFIER 30. NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH OTEM 28) (Type/Princ) HAMMOND ENDI 46323 - 7336 DEANNA PORTE-HEENE INDIANAPOUS 12 DATE FILED (Money Day, Ye 31. HEALTH OFFICERS SIGNATURE HEALTH OFFICER Bulh Johnsonma 344 DATE OF INJURY 344. DESCRIBE HOW INJURY OCCURRED 34s. INJURY AT WORK? 11 MANNER OF DEATH INJURY (Month Day, Year) ☐ Netural ☐ Pending Investigate 34f. LOCATION (Street and Number or Rural Route Number, City or Town, State) 34e. PLACE OF INJURY—At home, farm, street, factory, office building, std. (Specify) Suicide Could not be CORONER USE ONLY 34g. DATE PRONOUNCED DEAD (Month Day, Year) 34h. MOTOR VEHICLE ACCIDENT? (Yes or no) If yes, specify driver, passenger, pedestrian, etc.

