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STATE OF INDIANA
LAKE COUNTY
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Return to: Daniel Addison
711 205th St. Dyer, IN 46310 09082

2004 FEB -3 AM 9:47

Chicago Title Insurance Company

MORRIS ...
JOURNAL

REAL ESTATE MORTGAGE

THIS INDENTURE WITNESSETH, That LUCIO GALVAN

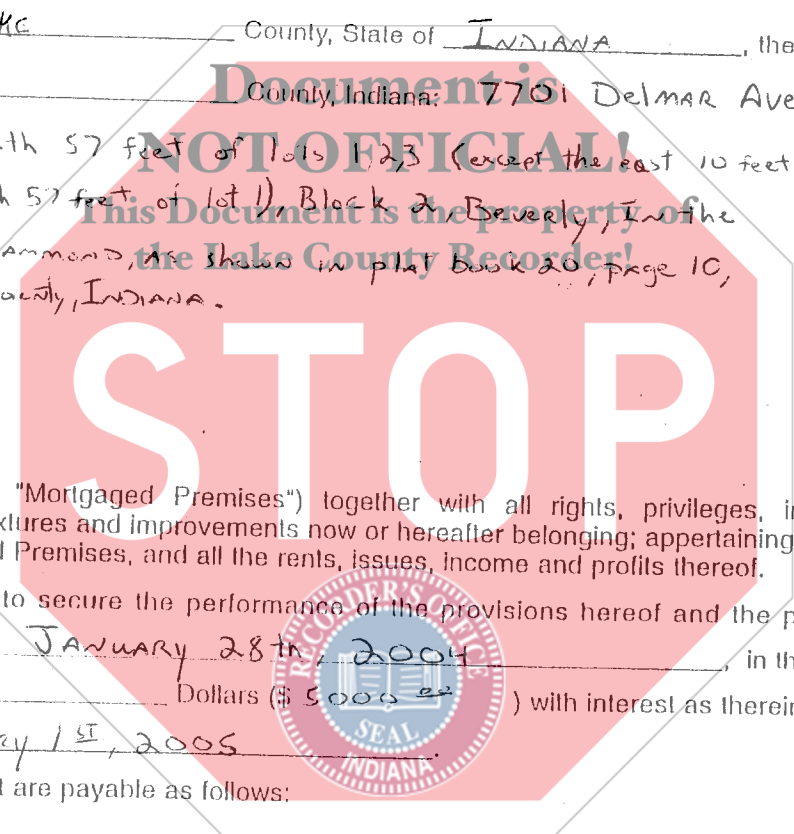
(the "Mortgagor") of LAKE County, State of INDIANA, MORTGAGE

AND WARRANT to DANIEL ADDISON

(the "Mortgagee") of LAKE County, State of INDIANA, the following described

real estate in LAKE County, Indiana: 7701 Delmar Ave. Hammond, INDIANA

The North 57 feet of lots 1, 2, 3 (except the east 10 feet of the North 57 feet of lot 1), Block 2 Beverly, in the city of Hammond, as shown in plat book 20, page 10, in Lake County, Indiana.



(hereinafter referred to as the "Mortgaged Premises") together with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging; appertaining, attached to, or used in connection with, the Mortgaged Premises, and all the rents, issues, income and profits thereof.

This mortgage is given to secure the performance of the provisions hereof and the payment of a certain promissory note ("Note") dated JANUARY 28th, 2004, in the principal amount of five thousand Dollars (\$ 5000.00) with interest as therein provided and with a final maturity date of February 1st, 2005.

Said principal and interest are payable as follows:

Seller to receive 5000⁰⁰ from Buyer over twelve consecutive months with payment of 420⁰⁰ per month to begin March 1st, 2004 and end February 1st, 2005. Final payment in February 2005 will be 380.00 which is the balance of the mortgage owed. A penalty of \$500⁰⁰ will accrue after the 7th day of each calendar month and every seven days thereafter, until final payment is made. Buyer has option to pay off mortgage within 90 days with total payments not to exceed \$4,500⁰⁰ except when penalties for late fees were accrued.

In such case that the Buyer does not fulfill his obligation to satisfy mortgage by deadline (Feb. 2005), then the Buyer shall be responsible for any, AND all legal fees the Seller may obtain until balance of mortgage, penalties AND interest are satisfied. Interest will begin to accrue at a rate of ten percent if mortgage is not paid in full by the deadline. Non-payment of mortgage will also result in foreclosure of property.

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9/5/06

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:

1. Payment of Indebtedness. The Mortgagor shall pay when due all indebtedness secured by this mortgage, on the dates and in the amounts, respectively, as provided in the Note or in this mortgage, without relief from valuation and appraisal laws, and with attorneys' fees.

2. No Liens. The Mortgagor shall not permit any lien of mechanics or materialmen to attach to and remain on the Mortgaged Premises or any part thereof for more than 45 days after receiving notice thereof from the Mortgagee.

3. Repair of Mortgaged Premises; Insurance. The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain in effect at all times adequate insurance in insurance companies acceptable to the Mortgagee against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards in such amounts as the Mortgagee may reasonably require from time to time, and all such insurance policies shall contain proper clauses making all proceeds of such policies payable to the Mortgagee and the Mortgagor as their respective interests may appear. All such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.

4. Taxes and Assessments. The Mortgagor shall pay all taxes or assessments levied or assessed against the Mortgaged Premises, or any part thereof, as and when the same become due and before penalties accrue.

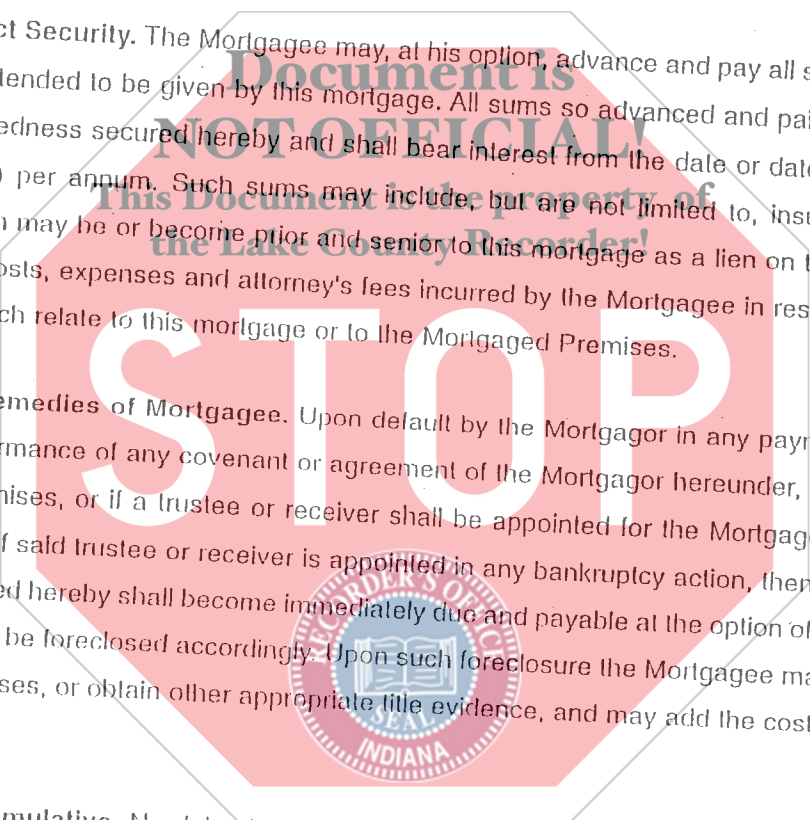
5. Advancements to Protect Security. The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage. All sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date or dates of payment at the rate of twelve per centum (12%) per annum. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior and senior to this mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this mortgage or to the Mortgaged Premises.

6. Default by Mortgagor; Remedies of Mortgagee. Upon default by the Mortgagor in any payment provided for herein or in the Note, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, except if said trustee or receiver is appointed in any bankruptcy action, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice, and this mortgage may be foreclosed accordingly. Upon such foreclosure the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.

7. Non-Waiver; Remedies Cumulative. No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of his rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.

8. Extensions; Reductions; Renewals; Continued Liability of Mortgagor. The Mortgagee at his option, may extend the time for the payment of the indebtedness, or reduce the payments thereon, or accept a renewal note or notes therefor, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with title to the Mortgaged Premises. No such extension, reduction or renewal shall affect the priority of this mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee.

9. General Agreement of Parties. All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this mortgage are for convenience only and do not define, limit or construe the contents of such paragraphs.



IN WITNESS WHEREOF, the Mortgagor has executed this mortgage, this 28th day of JANUARY

2004.

Signature [Handwritten Signature]
Printed LUCIO GALVAN

Signature _____
Printed _____

Signature _____
Printed _____

Signature _____
Printed _____

STATE OF Indiana,
COUNTY OF Lake) SS:
)

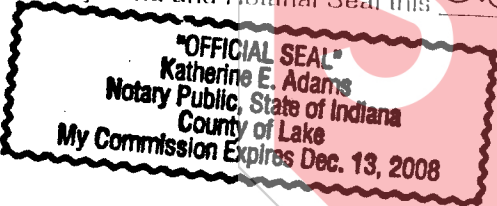
Before me, a Notary public in and for said County and State, personally appeared

LUCIO GALVAN

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

who acknowledged the execution of the foregoing mortgage.

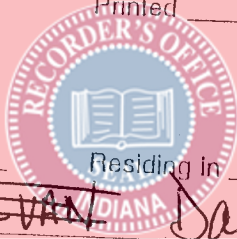
Witness my hand and Notarial Seal this 28th day of January, 2004



Signature [Handwritten Signature]

Printed _____

NOTARY PUBLIC



My commission expires 12.13.08
This instrument was prepared by LUCIO GALVAN Daniel Addison County, Indiana.

Return to 711. 205th St, Dyer, In 46311