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620041661

CHICAGO TITLE INSURANCE COMPANY

Real Estate Retention Agreement
 Set-aside Programs
 (Home Savings Program, Homeownership Opportunities Program,
 Neighborhood Impact Program, Disaster Recovery Program)
 Grant Award
 (Homeownership)

2004 04 29 978

(A)

For purposes of this Agreement, the following terms shall have the meanings set forth below:

"FHLBI" shall refer to the Federal Home Loan Bank of Indianapolis

"Member" shall refer to Bank Calumet, NA
(FHLBI's member institution)

located at 10322 Indianapolis Blvd., Highland, IN 46322

"Borrower(s)" shall refer to Adrian Blackmon

For and in consideration of receiving direct subsidy funds (the "Subsidy") in an amount not to exceed \$ 4,998.00** under the Affordable Housing Program ("AHP") of the FHLBI through the Member, with respect to that certain real property located at 1335 Field Street, Hammond, IN 46320

in the city/town of Lake, County of Hammond, State of Indiana, which is more fully

described as follows:

This Document is the property of the Lake County Recorder. See "EXHIBIT A" attached hereto and made a part hereof

Borrower(s), their successors, heirs and assigns hereby agree that they shall maintain ownership and reside in this property as their primary residence for a period of five (5) years ("Retention Period") from the date of the recording of this instrument and further agrees with the Member that:

- (i) The FHLBI, whose mailing address is P.O. Box 60, Indianapolis, Indiana 46206, Attention: Community Investment Division, is to be given immediate written notice of any sale or refinancing of this property occurring prior to the end of the Retention Period;
- (ii) In the case of a sale prior to the end of the Retention Period, an amount equal to a pro rata share calculated by FHLBI on a per diem basis, of the direct Subsidy that financed the purchase, construction, or rehabilitation of this property reduced for every year the Borrower/Seller owned the property, shall be repaid to the Member for reimbursement to the FHLBI from any net gain realized upon the sale of the property after deduction for sales expenses, unless the purchaser is a low- or moderate-income household which is defined as having not more than 80% of the area median income where such income targeting was committed to in the AHP application receiving the AHP grant award;

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- (iii) In the case of a refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the direct Subsidy that financed the purchase, construction, or rehabilitation of the property, reduced for every year the Borrower has owned the property, shall be repaid to the Member for reimbursement to the FHLBI from any net gain realized upon the refinancing, unless the property continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i), (ii), (iii) and (iv) contained herein; and
- (iv) The obligation to repay the Subsidy to the Member shall terminate after any foreclosure. Otherwise, the covenants contained herein shall continue until released by the Member in writing or the expiration of the Retention Period, whichever should first occur.

IN WITNESS WHEREOF, the Borrower(s) and the Member, by its duly authorized representative, have executed this Agreement as of this 20 day of MAY, 2004.

 Witness: _____ Borrower: ADRIAN BLACKMON

 Witness: _____ Borrower: _____

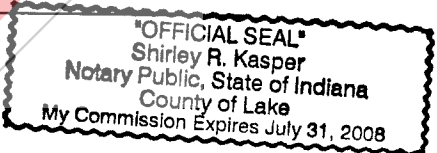
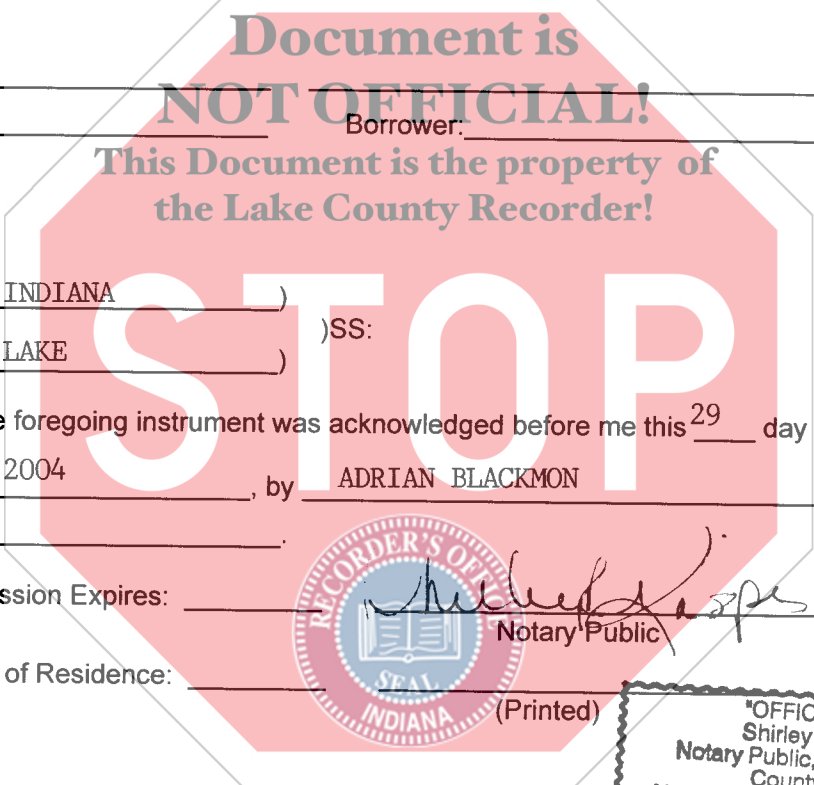
State of INDIANA)

County of LAKE) SS:

The foregoing instrument was acknowledged before me this 29 day of MAY 2004, by ADRIAN BLACKMON

My Commission Expires: _____
 Notary Public Shirley R. Kasper

My County of Residence: _____
 (Printed)



Bank Calumet, NA.

Witness: _____ (Member)

Art R. Russell By: Bruce L. Daerr

Witness: _____
Bruce L. Daerr, Senior Vice President
(Printed Name and Title)

State of INDIANA)

)SS:

County of LAKE)

The foregoing instrument was acknowledged before me this 18TH day of

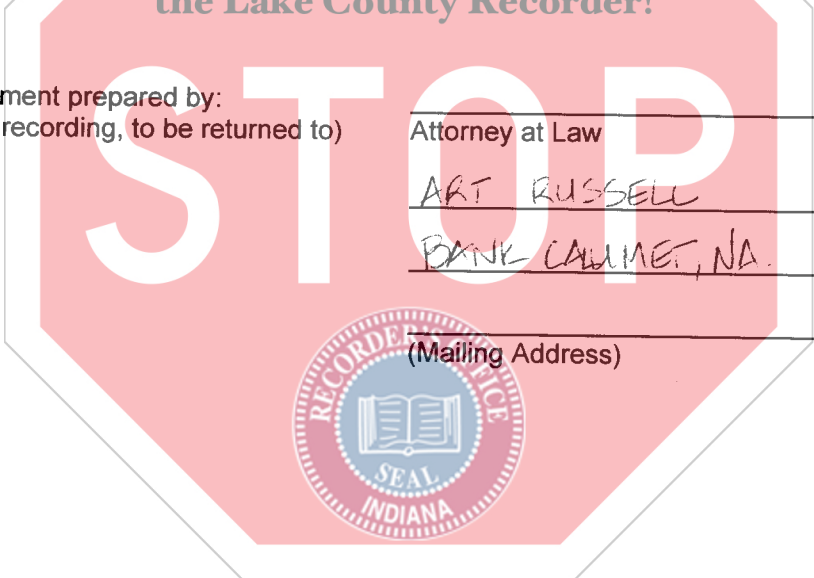
MAY, 2004, by BRUCE L. DAERR, SENIOR VICE PRESIDENT

My Commission Expires: 7/19/2007 Joan C. Bukowski
Notary Public

My County of Residence: LAKE JOAN C. BUKOWSKI
(Printed)

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



This Instrument prepared by: _____
(and upon recording, to be returned to) _____
Attorney at Law
ART RUSSELL
BANK CALUMET, NA.

(Mailing Address)

No: 620041661

LEGAL DESCRIPTION

Lot 1, in Block 1, in Stanley's Resubdivision of part of Block 1 in Drake's Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 91 page 75, in the Office of the Recorder of Lake County, Indiana.

