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STATE OF INDIANA  
LAKE COUNTY  
Real Estate Retention Agreement  
Set-aside Programs  
(Home Savings Program, Homeownership Opportunities Program,  
Neighborhood Impact Program, Disaster Recovery Program)  
Grant Award  
MICH (Homeownership)  
RECORDER

2004 098348

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 Citizens Financial Services, FSB  
(FHLBI's member institution)

located at 707 Ridge Road, Munster, Indiana 46321

"Borrower(s)" shall refer to Lois Whittaker, Severalty

For and in consideration of receiving direct subsidy funds (the "Subsidy") in an amount not to exceed \$ 5,000.00 under the Affordable Housing Program ("AHP") of the FHLBI through the Member, with respect to that certain real property located at 215 Doty Street, in the city/town of Hammond, County of LAKE, State of Indiana, which is more fully described as follows:

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

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;

This mortgage is being re-recorded to add the name of subdivision in legal

CHICAGO TITLE INSURANCE COMPANY

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1700 CT  
[Handwritten initials]

2004 NOV 9 9:10 AM  
MORTGAGE RECORDED  
LAKE COUNTY  
FILED FOR RECORD

- (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 11th day of November, 2004.

\_\_\_\_\_  
 Witness: \_\_\_\_\_ Borrower: Lois Whittaker

\_\_\_\_\_  
 Witness: \_\_\_\_\_ Borrower: \_\_\_\_\_

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

State of INDIANA )  
 County of LAKE ) SS:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of November, 2004, by Lois Whittaker

My Commission Expires: 12/26/07 Tina Brakley  
 Notary Public  
 My County of Residence: LAKE TINA BRAKLEY  
 (Printed)



Citizens Financial Services, FSB

Witness: \_\_\_\_\_

(Member)

By: Richard A Cole

Witness: \_\_\_\_\_

Richard A. Cole, Asst. Vice President  
(Printed Name and Title)

State of Indiana )

County of Lake )

SS:

The foregoing instrument was acknowledged before me this 11th day of  
November, by Rebe Richard A. Cole <sup>pm</sup>

My Commission Expires: 11-11-04 Rebecca Sanders  
Notary Public

My County of Residence: Lake Rebecca Sanders  
(Printed)



This Instrument prepared by:  
(and upon recording, to be returned to)

//////,  
~~Attorney at Law~~

Citizens Financial Services, FSB

1100 E. Joliet Street

Dyer, Indiana 46311

(Mailing Address)

**EXHIBIT "A"**

Lot 52 and the West 18.75 feet of Lot 51 in Block 5, to the City of Hammond, Indiana as  
per plat thereof which is recorded in Plat Book 2 page 4, in the Office of the Recorder of  
Lake County, Indiana.

**Key #: 26 35 47 55.**

\* Towle & Young's Addition

