

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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2006 108230

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MICHAEL A. BROWN
RECORDER

Loan #: 21003547884

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MORTGAGE

THIS MORTGAGE is made this 28th day of November, 2006
FRANCIS J O'DEA AND ROBERTA ANN O'DEA, HUSBAND AND WIFE

, between the Mortgagor,

and the Mortgagee,

PEOPLES BANK SB

a corporation organized and existing under the laws of the State of Indiana
9204 COLUMBIA AVE
MUNSTER, IN 46321

(herein "Borrower"),

, whose address is

(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,125.00 , which indebtedness is evidenced by Borrower's note dated November 28, 2006 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 4, 2016

TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with the interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the County of Lake

, State of Indiana:

LOT 31, IN LAKESIDE 1ST ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 36 PAGE 52 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Chicago Title Insurance Company

INDIANA SECOND MORTGAGE

ITEM 4615L1 (0107)



(Page 1 of 6 pages)

GREATLAND ■
To Order Call: 1-800-530-9393 □ Fax: 616-791-1131

CTIC Has made an accomodation
recording of the instrument.

24-
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application as a credit against the sums secured by this Mortgage.

any amount necessary to make up the deficiency in one or more payments as Lender may require.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender plus the sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender

Execution of this Mortgage shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds on the date of payment.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured by a Federal or state agency (including Lender if such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, and account of verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds, and appicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of

2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum herein ("Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Mortgage and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for liability insurance, plus one-twelfth of yearly premium installments for motor vehicle insurance, if any, plus reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that reasonable estimates thereof exceed the amount of premiums paid by Borrower to the insurance company.

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal evidenced by the Note and late charges as provided in the Note, and interest indebtedness

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the rents, all of which shall be deemed to be and remain a part of the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as "Property".

Higband [City]
Highland [Street]
, Lindaia [Zip Code]
46322 (hierin "Property Address").

which has the address of
3032 97th Pl

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5. Hazard Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and such other hazards as Lender may require and in such amounts and for such periods as Lender may require.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender; provided, that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply the insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Mortgage.

6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Mortgage is on a leasehold. If this Mortgage is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Mortgage, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Mortgage, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, at the Note rate, shall become additional indebtedness of Borrower secured by this Mortgage. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Mortgage.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Mortgage granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Mortgage by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 16 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Mortgage, but does not execute the Note, (a) is co-signing this Mortgage only to mortgage, grant and convey that Borrower's interest in the Property to Lender under the terms of this Mortgage, (b) is not personally liable on the Note or under this Mortgage, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the Note without that Borrower's consent and without releasing that Borrower or modifying this Mortgage as to that Borrower's interest in the Property.

12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Mortgage shall be given by delivering it or by mailing such notice by certified mail addressed to INDIANA SECOND MORTGAGE

INDIANA SECOND MORTGAGE

Upon acceleration under paragraph 17 hereof or abandonment of the Property, Lender shall be entitled, to the extent provided by applicable law, to have a receiver appointed by a court to enter upon, take possession of and manage the Property.

Lender the rents of the Property, have the right to collect and retain such rents as they become due and payable.

19. **Assignment of Rents; Appointment of Receiver.** As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 17 hereof or abandonment of the Property, have the rights to collect and retain such rents as they become due and payable.

Mortgagee and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred. Mortgagee to pay the sums secured by this Mortgage shall continue unimpeded. Upon such payment and Borrower's obligation to assure that the Lien of this Mortgage, Lender's interest in the Property and Borrower's as provided in paragraph 17 hereof, including, but not limited to, reasonable attorney's fees; and (d) Borrower takes such action as provided in paragraph 17 hereof, including the covenants and agreements contained in this Mortgage, and in enforcing Lender's remedies Lender in enforcing the covenants and agreements of Borrower contained in this Mortgage, and in enforcing Lender's remedies against Borrower contained in this Note had no acceleration occurred; (b) Borrower pays all reasonable expenses incurred by Lender be then due under this Mortgage and the Note had no acceleration in this Mortgage; (c) Borrower cures all breaches of any other covenant or agreement of Borrower contained in this Mortgage; (d) Borrower pays Lender all sums which would be due under this Note prior to entry of a judgment enforcing this Mortgage if: (a) Borrower discountrued at any time prior to have the right to have any proceeding begun by Lender to enforce this Mortgage due to Borrower's breach, Borrower shall have the right to collect the sums secured by this Mortgage due to acceleration evidence, abstracts and title reports.

such procedure all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of without further demand and may foreclose this Mortgage by judicial proceeding, Lender shall be entitled to collect in Lender, at Lender's option, may declare all of the sums secured by this Mortgage to be immediately due and payable Borrower to acceleration and foreclosure. If the breach is not cured on or before the date specified in the note, Borrower and sale of the Property. The notice shall further inform Borrower of the right to remit after acceleration and the right to assess in the foreclosure proceeding the nonexistence of a default or any other defense of the date specified in the note may result in acceleration of the sums secured by this Mortgage, foreclosure by judicial proceeding, and sale of the Property. The notice shall further inform Borrower of the date specified in the note is mailed to Borrower, by which such breach must be cured; and (4) that failure to cure such breach on or before specifying: (1) the breach; (2) the action required to cure such breach; (3) a date, not less than 10 days from the date this Mortgage, Lender prior to acceleration shall give notice to Borrower as provided in paragraph 12 hereof covenant or agreement of Borrower in this Mortgage, including the covenants to pay when due any sums secured by Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Mortgage. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Mortgage without further notice or demand on Borrower.

If Lender exercises this option shall not be exercised by Lender if exercised by federal law as of the date of this Mortgage. However, this option shall not be exercised by Lender if exercised by federal law as of the date of this Mortgage. Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Mortgage. Lender's transfer of interest in Borrower is sold or transferred and Borrower is not a natural person) without sold or transferred (or it a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without improvement, repair, or other loan agreement which Borrower enters into with Lender. Lender, at Lender's option, may require which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

15. **Rehabilitation Loan Agreement.** Borrower shall fulfill all of Borrower's obligations under any home re habilitation loan agreement or after recordation hereof.

14. **Borrower's Copy.** Borrower shall be furnished a conforming copy of the Note and of this Mortgage at the time of execution or after recordation hereof.

"fees" include all sums to the extent not prohibited by applicable law or limited herein.

provisions of this Mortgage and the Note are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

provisions of this Mortgage or the Note which can be given effect without the conflicting provision, and to this end the provisions of this Mortgage or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage or the Note which do not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law to this Mortgage. In the event in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Mortgage. In the event that any provision or clause of this Mortgage or the Note conflicts with applicable law to this Mortgage. In the event Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Mortgage shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

This Document is Notarized by the Lake County Recorder!

NON-UNIFORM COVENANTS, Borrower and Lender further covenant and agree as follows:

17. **Acceleration.** Except as provided in paragraph 16 hereof, upon Borrower's breach of any

State of Indiana

SS:

County of LAKE

Before me, ANTHONY SEGNERI
November, 2006

(a Notary Public) this 28th day of

FRANCIS J O'DEA AND ROBERTA ANN O'DEA, HUSBAND AND WIFE
acknowledged the execution of the annexed mortgage.

ANTHONY SEGNERI

Notary Public

My commission expires: 06/07/2009
County of residence: LAKE

NOT OFFICIAL!

This instrument was prepared by: MELISSA WEBB, MANAGEMENT TRAINEE
[Name]
I affirm, under the penalties for perjury, that I have taken care to redact each Social Security number in this document,
unless required by law.

MELISSA WEBB
After Recording Return To:

PEOPLES BANK SB
9204 COLUMBIA AVE
MUNSTER, IN 46321

STOP



(Page 6 of 6 pages)

INDIANA SECOND MORTGAGE

ITEM 4615L6 (0107)

GREATLAND ■

To Order Call: 1-800-530-9393 □ Fax: 616-791-1131

Witness:

Witness:

Borrower
(Seal)

Borrower
(Seal)

Borrower
(Seal)

Borrower
(Seal)

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

Borrower
(Seal)

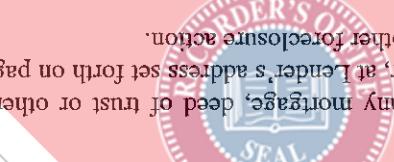
Borrower
(Seal)

FRANCIS J. O'DEA
T. J. Morrissey

IN WITNESS WHEREOF, Borrower has executed and acknowledged receipt of pages 1 through 6 of this Mortgage.

YOU ARE NOT OBLIGATED TO PAY ANY MONEY UNLESS YOU SIGN THIS CONTRACT AND RETURN IT
TO THE SELLER/LENDER.

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Mortgage to give Notice to Lender, at Lender's address set forth on page one of this Mortgage, of any default under the superior encumbrance and of any sale or other foreclosure action.



MORTGAGES OR DEEDS OF TRUST
AND FORECLOSURE UNDER SUPERIOR
REQUEST FOR NOTICE OF DEFAULT

21. **Waiver of Valuation and Appraisal.** Borrower hereby waives all right of valuation and appraisal to Borrower.
20. **Release.** Upon payment of all sums secured by this Mortgage, Lender shall release this Mortgage without charge to receiver shall be liable to account only for those rents actually received. The fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Mortgage first to payment of the costs of management of the Property and collections of rents, including, but not limited to, receiver's and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied