

2

REAL ESTATE MORTGAGE

(AS HUSBAND AND WIFE)

This Indenture Witnesseth, That PETE C. AND TIFFANY J. DOUKAS of LAKE County, in the State of INDIANA, as MORTGAGOR, Mortgages and warrants to TINA (STAMATA) DOUKAS 11408 W. 157th ave Lowell, IN of LAKE County, in the State of Indiana, as MORTGAGEE the following real estate in LAKE County, State of Indiana to wit:

KEY #45-07-29-307-009-000-027

ADDRESS: known as 9444 CHESTNUT LANE, MUNSTER INDIANA 46321

lot 7 in Fairmeadow 8th Addition, Block 1, to the Town of Munster, as per plat thereof, recorded in Plat Book 40, page 7, in the office of the Recorder of Lake County, Indiana.

#28-298-7.

Commonly Known As: 9444 Chestnut Lane, Munster, Indiana 46321

Subject to 2011 real estate taxes, payable in 2012 and all real estate taxes thereafter.

Subject to all covenants, easements, and restrictions of record.

2012-068103

2012 SEP 27 PM 2:31

as well as the rents, profits, and any other income which may be derived therefrom, to secure the performance of all conditions and stipulations of this agreement and

A. To secure the payment, when the same shall become due, of the following indebtedness of even date herewith

AS OF 1-12-2012 BORROWING TWO HUNDRED TEN THOUSAND (210,000) (WITH NO INTEREST) PAYMENTS OF \$1000.00 PAID EACH MONTH ON THE 5th. FULL PAID IN FULL

with interest at the rate of ZERO percent (%) per annum computed during such period when there shall be no delinquency or default in the payment of any moneys to be paid on this obligation but with interest at the rate of ZERO per annum computed semi-annually during such period when there shall be any delinquency or default in the payment of any moneys to be paid on this obligation and to be computed to the next interest period following such delinquency or default, and said rate shall continue to be paid until all delinquencies and defaults are removed by the beginning of a succeeding interest period, all without relief from Valuation and Appraisal Laws, and with attorney's fees;

B. Also securing any renewal or extension of such indebtedness;

C Also securing all future advances to the full amount of this mortgage;

D Also securing all indebtedness or liabilities incurred by the holder hereof for the protection of this security or

for the collection of this Mortgage

Mortgagor agrees to pay Mortgagee, in addition to the regular payments, an amount in equal monthly installments which will cover future payments of taxes, insurance, and assessments against said real estate, and these payments shall constitute a trust fund out of which all future taxes, insurance, and assessments shall be paid by Mortgagee so far as it shall cover such payments, and any deficiency shall be paid by Mortgagor as and when the payments become due, and any permanent surplus shall be credited to the principal

Mortgagor further covenants and agrees as follows:

1 To keep all buildings, fixtures, and improvements on said premises, now or hereafter erected thereon, and all equipment attached to or used in connection with the fixtures on said premises herein mortgaged insured against loss or damage by fire, windstorm and extended coverage in such sums and with such insurers as may be approved by Mortgagee as a further security for said indebtedness, which insurance policy or policies shall carry a mortgage clause with loss payable to Mortgagee in form satisfactory to Mortgagee to be delivered to possession of Mortgagee to be held continuously through period of the existence of said indebtedness or any portion thereof

Form # 170



Jurisprudence Forms, LTD, P O Box 3222, Munster, IN 46321

Consult a lawyer if you doubt this form's fitness for your purpose and use. Jurisprudence LTD makes no representation or warranty expressed or implied with respect to the merchantability or fitness of this form for an intended use or purpose

170
nun
cm
CS
RA

