

**REAL ESTATE MORTGAGE**

This indenture witnesseth that Madilyn Estates, LLC, having a mailing address of 1206 Ryehill Dr., Joliet, IL 60431, as MORTGAGOR,

**MORTGAGE AND WARRANT**

to Gentle Manor Estates, LLC as MORTGAGEE, having a mailing address of 11201 Nevada Place, Crown Point, IN 46307 the following real estate in Lake County, State of Indiana, to w

See Legal Description attached hereto.

Commonly known as 1350 E. North St., Crown Point, IN 46307

and the rents and profits therefrom, to secure the payment of the principal sum of Two Million Three Hundred Thousand and 00/100 Dollars, when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date, hereinafter referred to as the Note.

Time is of the essence in the payment of amounts due under, and in the performance of all promises under, the Note or this Mortgage. If within 30 days after being sent written notice of my failure to comply, I (A) fail to pay any amount due under the Note or this Mortgage after they become due and payable; or (B) if I fail to keep any promises made in or satisfy requirements of this Mortgage or (C) if I die (if I am an individual), or am dissolved or liquidated (if I am other than an individual); then I will be in default and the Note Holder may require me to pay immediately the full amount of the principal which has not been paid and all the interest that I owe on that amount and any other amounts that I may owe pursuant to the Note or this Mortgage, and Note Holder may, in addition to pursuing other remedies, foreclose this Mortgage by judicial proceeding and sale of the Property. Any such sale will be exempt from any statutes requiring an appraisal of the Property, or requiring that the same not be sold unless a specified percentage of the value is obtained.

After an action to foreclose this mortgage has been commenced, the Mortgagee shall be entitled, as a matter of strict right, after notice, and without regard to the value or occupancy of the security, or the solvency of the mortgagor, or the adequacy of the property as security for the Note, to have a receiver appointed to enter upon and take possession of the property, collect the rents and profits therefrom and apply the same as the court may direct, such receiver to have all rights and powers permitted under law.

If the indebtedness secured hereby is now or hereafter secured by chattel mortgages, security interests, financing statements, pledges, contracts of guaranty, assignments of leases, or other securities, or if the Property hereby encumbered consists of more than one parcel of real property, Mortgagee, may, at its option exhaust any one or more of said securities and security hereunder, or such parcels of the security hereunder, either concurrently or independently and in

Initials: *DP* Hold for:  
INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307  
2016-57925-01B

2016 05 9 164  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL BOBIN  
RECORDER  
2016 AUG 30 AM 11:28

itncl# 25084  
455959-2

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non com JAS



**EXHIBIT A**

Parcel 1:

The West 198 feet of the North half of the North half of the Southwest quarter of the Southeast Quarter of the Southwest quarter except the North 33 feet thereof, of Section 4 Township 34 North, Range 8 West of the 2nd P.M., in the City of Crown Point, Lake County, Indiana.

Parcel 2:

Part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the 2nd P.M. and described as follows: Commencing at a point 24 rods East of the Southwest corner of said lot; thence North 40 rods; thence East 16 rods; thence North 40 rods to the North line of said tract; thence South 40 rods; thence West 14 rods; thence South 40 rods; to the South line of said lot; thence West 20 rods to the place of beginning, except the Right-of-Way over and across the North end of said tract of the Chicago and Atlantic Railway (now Erie) and also except the building lot 66 feet by 150 feet in the Southeast corner, being the East 66 feet of the South 150 feet thereof, in Lake County, Indiana, containing approximately Nine and One half acres.

Parcel 3:

The Northwest quarter of the Southeast quarter of the Southwest quarter of Section 4, Township 34 North, Range 8 West, in the City of Crown Point, Lake County, Indiana.

EXCEPTING:

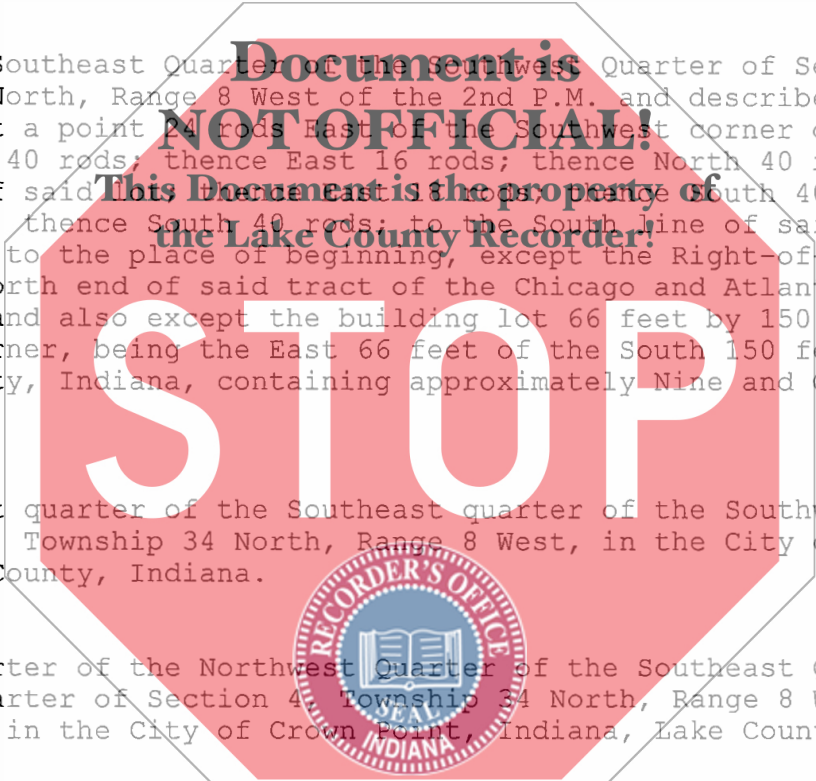
The West Quarter of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the Second P.M., in the City of Crown Point, Indiana, Lake County.

Parcel 4:

North One Half of the North One Half of the East 198 feet of the West 396 feet of the Southwest Quarter, Southeast Quarter, Southwest Quarter Section 4, Township 34 North, Range 8 West of the 2nd P.M. in Lake County, Indiana.

Parcel 5:

Part of the Southeast Quarter, Southwest Quarter Section 4, Township 34 North, Range 8 West of the 2nd P.M. more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter, Southwest Quarter of said Section 4 and 248 feet East of the Southwest corner thereof; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 165.80 feet; thence East parallel to the South line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 16 feet; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 132.00 feet; more or



less to the South line of Farragut Street; thence East along the South line of Farragut Street a distance of 132 feet; thence South parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 297.86 feet more or less to the South line of the Southeast Quarter, Southwest Quarter of said Section 4; thence West 148 feet to the point of beginning in Lake County, Indiana,

EXCEPTING THEREFROM:

Part of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the 2nd P.M., Lake County, Indiana, more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter of said Section 4 and 248 feet East of the Southwest corner thereof; thence North parallel with the West line of said Quarter, Quarter a distance of 153.0 feet; thence East parallel with the South line of said Quarter, Quarter a distance of 16.0 feet; thence North parallel with said West line 15.95 feet; thence east parallel with said South line 115.0 feet to the East line of a telephone company easement as described in Document No. 904150, recorded February 27, 1987, in said County; thence South parallel with said West line and along the East line of said telephone company easement 168.95 feet to the South line of said Quarter, Quarter, thence West along said South line 131.0 feet to the point of beginning, in Lake County, Indiana.

ALSO EXCEPTING THEREFROM:

Part of the Southeast Quarter, Southwest Quarter Section 4, Township 34 North, Range 8 West of the 2nd P.M. more particularly described as follows: Commencing at a point on the South line of the Southeast Quarter, Southwest Quarter of said Section 4 and 248 feet East of the Southwest corner thereof; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 165.80 feet; thence East parallel to the South line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 16 feet, to the Point of Beginning; thence North parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 132.00 feet; more or less to the South line of Farragut Street; thence East along the South line of Farragut Street a distance of 100 feet; thence South parallel to the West line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 129.61 feet; thence West parallel to the South line of the Southeast Quarter, Southwest Quarter of said Section 4 a distance of 100 feet to the point of beginning in Lake County, Indiana.

Parcel 6:

The West Quarter of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 4, Township 34 North, Range 8 West of the Second P.M., in the City of Crown Point, Indiana, Lake County.