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# REAL ESTATE MORTGAGE

THIS MORTGAGE IS TO WITNESS that Grzegorz Kowalski of Lake County, Indiana (the 'Mortgagor') hereby Mortgages and Warrants to Tomasz Karnat (the "Mortgagee") of Cook County, Illinois, the following described real estate in Lake County, Indiana (hereinafter referred to as "Real Estate"):

Property Address: 1526 215th Street, Dyer, IN 46311

Lot Numbered 2 in Dekker Addition to the Town of Dyer, as per plat thereof recorded Plat Book 99, page 84 in the Office of the Recorder of Lake County, Indiana.

Tax ID Number(s):  
12-14-0454-0002  
45-11-07-277-006,000-034

together with the improvements on such real estate, all easements, rights and appurtenances to such real estate, and the rents, issues and profits thereof (is hereinafter referred to as the "Mortgaged Property").

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THE MORTGAGOR HEREBY COVENANTS AND AGREES:

1. That this Mortgage is given to secure the performance and observance of the covenants and agreements herein contained and the payment of the principal sum of Twenty Five Thousand Dollars And No Cents Dollars (\$25,000.00) with interest thereon according to the terms of a certain promissory note (the "Note") of even date herewith executed and delivered by the Mortgagor, payable to the order of the Mortgagee according to the terms of such Note, which are hereby incorporated and made part of this Mortgage by reference;
2. To pay the principal and interest in accordance with the provisions of the Note and to pay all sums hereby secured including all costs of collection, without relief from valuation and appraisal laws and with reasonable attorney's fees;
3. To pay when due all taxes, assessments and charges of every nature and to whomever assessed that may now or hereafter be levied or assessed upon the Mortgaged Property or any part thereof, upon the rents, issues, income or profits thereof whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or as income taxes;
4. To keep the buildings and improvements now standing or hereafter erected upon the Mortgaged Property and any and all apparatus, fixtures and appurtenances now or hereafter in or attached to said buildings or improvements, insured against loss or damage by fire, windstorm, cyclone, tornado and such other hazards as the Mortgagee may from time to time require, all such insurance to be in forms in companies and in sums satisfactory to the Mortgagee; that all insurance policies shall be held by and shall be for the benefit of and first payable in case of loss to the Mortgagee and that at least fifteen days before the expiration of each such policy, anew

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STATE OF INDIANA  
LAKE COUNTY  
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RECORDER



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and sufficient policy to take the place of the one so expiring shall be delivered to the Mortgagee. The Mortgagor hereby assigns to the Mortgagee all moneys recoverable under each such policy, and agrees that in the event of a loss the amount collected under any policy of insurance on said property may, at the option of the Mortgagee, be applied by the Mortgagee upon any indebtedness and/or obligation secured hereby and in such order as the Mortgagee may determine; or said amount or any portion thereof may, at the option of the Mortgagee, either be used in replacing or restoring the improvements partially or totally destroyed to a condition satisfactory to said Mortgagee or be released to the Mortgagor, in either of which events the Mortgagee shall not be obligated to see to the proper application thereof; nor shall the amount so released or used be deemed a payment on any indebtedness secured hereby. The Mortgagor hereby appoints the Mortgagee as irrevocable attorney-in-fact of the Mortgagor to assign each such policy in the event of the foreclosure of this Mortgage.

5. To keep the Mortgage Property and the improvements thereon in good repair; to neither commit or suffer waste on the Mortgaged Property; to obtain the written consent of the Mortgagee before demolishing, removing or materially altering any building, structure or improvement now or hereafter upon the Mortgaged Property or before allowing any such building, structure or improvement to be demolished, removed or materially altered; not to commit nor permit any act by which the value of the Mortgaged Property may be impaired; and not to violate nor permit the violation of any law, rule or regulation affecting the Mortgaged Property.
6. To pay all sums, the failure to pay which may result in the acquisition of a lien prior to the lien of this Mortgage before such a prior lien may attach;
7. That upon failure to comply with the preceding covenant or with any of the covenants and agreements set to payment of taxes, assessments and charges or procurement of insurance as aforesaid. The Mortgagee, without prejudice to any rights given under subsequent paragraphs of this Mortgage, may make advances to perform the same in behalf of the Mortgagor, and the Mortgagor hereby agrees to repay all sums so advanced in his behalf, on demand, with interest from the date advanced at a rate which is two percentage points greater than the rate of interest provided by the Note, and all sums so advanced, with the interest as so calculated, shall be immediately due and payable and be secured hereby, having the benefit of the lien hereby created and of its priority, but no such advances shall be deemed to relieve the Mortgagor from any default hereunder or impair any right or remedy consequent thereon. and the exercise of the right to make advance granted in this paragraph shall be optional with the Mortgagee and not obligatory and the Mortgagee shall not in any case be liable to the Mortgagor for failure to exercise any such right;
8. To pay to the Mortgagee all moneys received as compensation for the taking of title to, possession of, or any interest in, the Mortgaged Property or any part thereof by virtue of the right of eminent domain or in any other manner whatsoever. and all monies received as damages for injury sustained by the Mortgaged Property or any part thereof. said moneys to be applied on the indebtedness hereby secured

9. That the Mortgagee shall be subrogated for further security to the lien, although released of record of any and all encumbrances paid out of the proceeds of any loan secured by this Mortgage;

10. That, if any action or proceeding be commenced (excepting an action to foreclose this Mortgage or to collect the debt hereby secured), to which action or proceeding the holder of this Mortgage is made a party by reason of the execution of this Mortgage or the note which it secures, or in which the Mortgagee deems it necessary to defend or uphold the lien of this Mortgage or the priority thereof or possession of the Mortgaged Property, all sums paid by the Mortgagor, together with interest thereon from date of payment by the Mortgagee at a rate which is two percentage points greater than the rate of interest provided by the Note, and any such sum and the interest thereon shall be immediately due and payable and be secured hereby, having the benefit of the lien hereby created and of its priority;

11. That, upon any default in the payment of the Note when and as due, or in the performance or observance of any other of the terms, covenants or agreements of this Mortgage or of any other instrument now or hereafter evidencing or securing the Note then in any such event, the whole indebtedness hereby secured shall, at the option of the Mortgagee, or of the legal holder of the Note, become immediately due and payable, with attorneys' fees and without relief from valuation or appraisal laws. And thereupon, or at any time during the existence of any such default, the Mortgagee may proceed to; foreclose this Mortgage and shall be entitled to enter into possession of the property herein mortgaged and collect the rents, issues and profits thereof, accrued and to accrue and apply the same on the indebtedness hereby secured or shall be entitled, as of right and without notice, in any court of competent jurisdiction to the appointment of a receiver to collect such rents, issues and profits under direction of the court. The omission of the Mortgagee to exercise such option shall not preclude the Mortgagee from so doing upon any subsequent default and notice of the exercise thereof is hereby waived.

Notwithstanding any provision in said note or in any instrument now or hereafter securing said note, the total liability for payments in the nature of interest shall not exceed the limits now imposed by the usury laws of the State of Indiana.

The property herein mortgaged being located in the State of Indiana, this Mortgage and the rights and indebtedness hereby secured shall, without regard to the place of contract or payment, be construed and enforced according to the laws of the State of Indiana.

EXECUTED at Lake County, Indiana, on \_\_\_\_\_ day of June 20 2017 \_\_\_\_\_

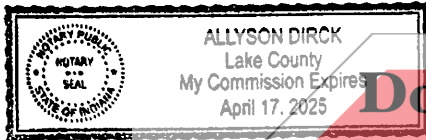
  
\_\_\_\_\_  
Grzegorz Kowalski

LAKE COUNTY

) SS:  
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Before me, a Notary Public in and for said County and State, this 20<sup>th</sup> day of June  
June, 2017 personally appeared Grzegorz Kowalski and acknowledged the free and voluntary  
execution of the above and foregoing Real Estate Mortgage.

Witness my hand and notarial seal



Signed

*Allyson Dirck*

**Document is  
NOT OFFICIAL!**

This instrument prepared by Grzegorz Kowalski, I affirm, under penalties for perjury and that I  
have taken reasonable care to redact each Social Security number in this document, unless  
required by law.

