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2020-081187

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

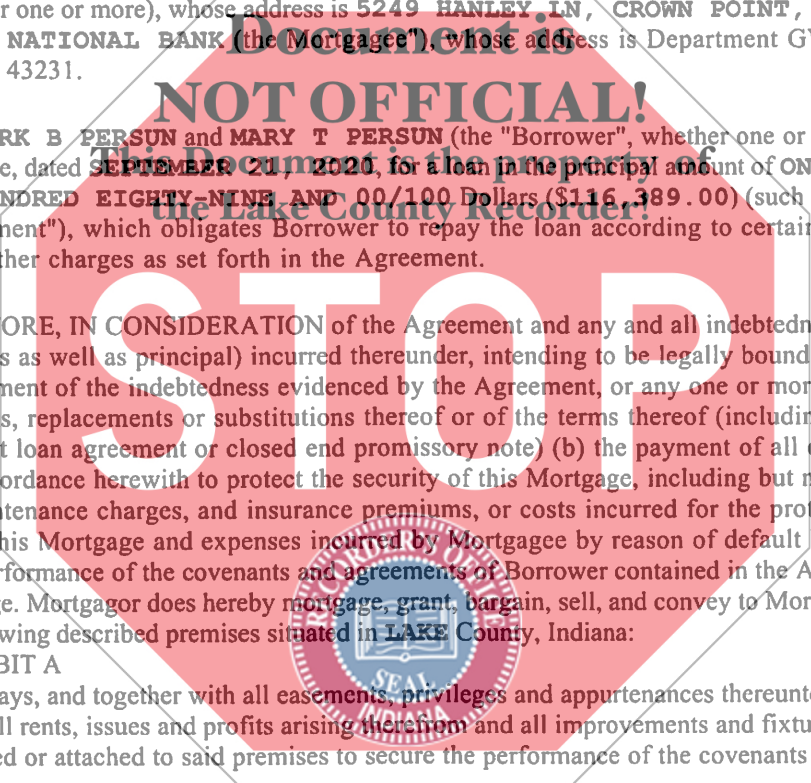
2020 Nov 6 9:45 AM

**Mortgage  
(Secured Personal Loan)**

PERSUN *Lake*  
Loan #: 00006917330  
Serv. #: 2400064594  
PIN:

*AA JW 10/20* ✓

This MORTGAGE (the "Mortgage") is given by, ~~MARK B PERSUN AND MARY T PERSUN, A HUSBAND AND WIFE~~ (the "Mortgagor", whether one or more), whose address is ~~5249 HANLEY LN, CROWN POINT, IN 46307-1511 US,~~ to ~~THE HUNTINGTON NATIONAL BANK (the Mortgagee)~~, whose address is Department GW0214, 5555 Cleveland Avenue, Columbus, OH 43231.



WHEREAS, ~~MARK B PERSUN and MARY T PERSUN~~ (the "Borrower", whether one or more) is entering into an agreement with Mortgagee, dated ~~SEPTEMBER 21, 2020~~, for a loan in the principal amount of ~~ONE HUNDRED SIXTEEN THOUSAND THREE HUNDRED EIGHTY-NINE AND 00/100 Dollars (\$16,389.00)~~ (such agreement being referred to herein as the "Agreement"), which obligates Borrower to repay the loan according to certain payment requirements, including interest and other charges as set forth in the Agreement.

NOW, THEREFORE, IN CONSIDERATION of the Agreement and any and all indebtedness (which term includes interest and other charges as well as principal) incurred thereunder, intending to be legally bound hereby, and to secure to Mortgagee (a) the repayment of the indebtedness evidenced by the Agreement, or any one or more renewals, refinancings, modifications, extensions, replacements or substitutions thereof or of the terms thereof (including but not limited to any substitute or replacement loan agreement or closed end promissory note) (b) the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, including but not limited to payment of taxes, assessments, maintenance charges, and insurance premiums, or costs incurred for the protection of the mortgaged premises or the lien of this Mortgage and expenses incurred by Mortgagee by reason of default by Mortgagor under this Mortgage, and (c) the performance of the covenants and agreements of Borrower contained in the Agreement and Mortgageor contained in this Mortgage. Mortgagor does hereby mortgage, grant, bargain, sell, and convey to Mortgagee, its successors and assigns, forever, the following described premises situated in LAKE County, Indiana:

SEE ATTACHED EXHIBIT A  
subject to all legal highways, and together with all easements, privileges and appurtenances thereunto belonging, all estates in reversion or remainder, all rents, issues and profits arising therefrom and all improvements and fixtures of every kind, now or hereafter acquired, erected or attached to said premises to secure the performance of the covenants of this Mortgage and the

IN DEED (ILN)  
EX 19545.17



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repayment of the Agreement and obligations herein described.

MORTGAGOR COVENANTS that Mortgagor has a good and marketable title in fee simple to the above described premises and that the same is free and clear from all encumbrances whatsoever except taxes and assessments payable hereafter and the balance presently due on a certain mortgage held of record by \_\_\_\_\_, recorded in the Office of the Recorder of Deeds for LAKE County, Indiana, mortgage records; and will warrant and defend the same with appurtenances unto the Mortgagee, its successors and assigns, forever, against all lawful claims and demands whatsoever, except as above noted.

MORTGAGOR FURTHER COVENANTS AND AGREES:

1. To pay the obligation secured hereby as evidenced by the Agreement (but only for any Mortgagor who is also a Borrower), and all taxes, assessments and utilities against the mortgaged property as the same shall become due and payable; and to pay when due all indebtedness other than the Agreement secured by a lien upon the mortgaged property, or any part thereof, to the extent Mortgagor is obligated under the instrument of indebtedness; and to pay and properly discharge, at Mortgagor's expense, the liens of any mechanic, laborer, materialman, supplier or vendor.

2. To pay Mortgagee, if required, on each payment date a sum (the "Escrow Funds") for the payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Mortgage as a lien or encumbrance on the mortgaged property; and (b) premiums for any insurance required by Mortgagee (hereinafter the "Escrow Items"). Mortgagor shall promptly furnish to Mortgagee all notices and documents to be paid for the Escrow Items. Mortgagee assumes no responsibility for the validity of any tax or assessment on the mortgaged property. Mortgagee may hold sufficient Escrow Funds to permit Mortgagee to pay Escrow Items but not to exceed the maximum amount Mortgagee can require under the Real Estate Settlement Procedures Act ("RESPA"). The Escrow Funds shall be held without interest by Mortgagee and the Escrow Items shall be paid as they become due and payable or no later than the time specified in RESPA, to the extent that there are sufficient Escrow Funds. In the event the Escrow Funds exceed the amount requested for the payment of the Escrow Items, Mortgagee may apply a part or all of such excess at such time or times as it may elect to the outstanding principal on the indebtedness secured by this Mortgage. If such funds are less than the amount required for payment of the Escrow Items, Mortgagor shall, on demand, pay such deficiency to Mortgagee. Mortgagor shall be provided an annual accounting of the Escrow Funds. Upon payment in full of all sums secured by this Mortgage, Mortgagee shall refund to Mortgagor any of the Escrow Funds held by Mortgagee.

3. To keep and maintain all buildings now or hereafter situated upon the mortgaged property at all times in good repair and not to commit or suffer to be committed waste upon the mortgaged property. If this Mortgage is on a unit in a condominium or a planned unit development, Mortgagor shall perform all of Mortgagor's obligations under the declaration or covenants creating and governing the condominium or planned unit development, the bylaws and regulations of the condominium or planned unit development, and all constituent documents.

4. To keep the mortgaged property insured against loss or damage by fire, windstorm, flood, and such other hazards as Mortgagee requires for the benefit of Mortgagee and the holder of any prior mortgage in the aggregate amount of the total mortgage indebtedness secured by this Mortgage and any prior mortgage encumbering the mortgaged property with insurance companies acceptable to Mortgagee, and to deposit with Mortgagee the policies of insurance or copies or other evidence thereof acceptable to Mortgagee. Mortgagee is hereby authorized to adjust and compromise any loss covered by such insurance, to collect the proceeds thereof, indorse checks and drafts issued therefore in its own name and/or as attorney-in-fact for Mortgagor and to apply such proceeds as a credit upon any part of the indebtedness secured hereby whether then due or thereafter becoming due or to permit the use of the same for the purpose of rebuilding or repairing the damaged property. Mortgagor shall name Mortgagee as an additional insured and/or loss payee, as Mortgagee shall require, on all such policies of insurance, which policies shall contain a 10-day written notice of cancellation clause in favor of Mortgagee.

5. To perform all the covenants on the part of Mortgagor to be performed under the provisions of the Mortgage and any prior mortgage, and upon failure of Mortgagor to perform such covenants, Mortgagee herein may at its option do so. Mortgagee may pay all costs and expenses of performing such covenants and may add amounts so advanced to the sums owing



under the Agreement, and Mortgagee shall have a claim against Mortgagor for all sums so paid by it for the Mortgagor plus interest as provided in the Agreement; it being specifically understood that although Mortgagee may take such curative action, Mortgagor's failure to comply with any of the covenants of this Mortgage or any such prior mortgage shall constitute a breach of a condition of this Mortgage. Any replacement insurance that Mortgagee might obtain to cover loss or damage to the mortgaged premises may be limited to the amount owing under the Agreement plus the amount of any prior mortgage. Mortgagor agrees not to increase, amend or modify any prior mortgage without the prior written consent of Mortgagee and agrees that upon receipt of any written notice from the holder of any prior mortgage to deliver promptly a copy of such notice to Mortgagee.

6. To make no sale or transfer of the legal title to the mortgaged property or any equitable interest therein without obtaining prior written consent of Mortgagee. Mortgagee is under no obligation to grant consent, other than as may be required by federal law.

7. To pay Mortgagee interest as provided for in the Agreement secured hereby on all credit extended and all sums advanced by Mortgagee for the benefit of Mortgagor pursuant to the provisions hereof.

8. That the Mortgagee is authorized to collect all damages paid and awards made as the result of the appropriation by or in lieu of eminent domain of all or part of the mortgaged property, and apply the net proceeds therefrom as a credit upon any part of the indebtedness secured hereby whether then due or thereafter becoming due.

9. That upon the occurrence of any Default as set forth in the Agreement, and following any notice and/or the expiration of any time period required by law, Mortgagee may declare all amounts secured by this Mortgage to be immediately due and payable without further notice or demand, bring an action under the Agreement to collect such amounts, foreclose this Mortgage by judicial proceeding in accordance with applicable law and exercise such other rights and remedies available under the Agreement, this Mortgage or otherwise available at law or in equity. Mortgagee shall be entitled to collect in such proceeding all costs and disbursements to which Mortgagee may become entitled by law in connection with such foreclosure proceeding, including but not limited to Mortgagee's attorney fees to the extent not prohibited by applicable law, the costs of updated title searches or title insurance, and the costs of any environmental tests, studies and assessments deemed necessary by Mortgagee.

10. That upon commencement of any judicial proceeding to enforce any right under this Mortgage or otherwise following default, the court in which such proceeding is brought, or any other court, at any time thereafter, and without reference to the then value of the mortgaged property, to the use of said property as a homestead or to the solvency or insolvency of any person liable for the indebtedness secured hereby or other grounds for extraordinary relief, may appoint a receiver for the benefit of Mortgagee with power to take immediate possession of the mortgaged property, manage, rent and collect the rents, issues and profits thereof and such rents, issues and profits when collected may be applied toward the payment of any indebtedness then due and secured hereby and the costs, taxes, insurance or other items necessary for the protection and preservation of the mortgaged property, including the expenses of such receivership. The interest rate set forth in the Agreement will continue before and after default, entry of judgment, and foreclosure. 11. That each of the covenants and agreements hereof shall be binding upon and shall inure to the benefit of the respective heirs, executors, administrators, successors and assigns of Mortgagor and Mortgagee herein. Mortgagee has the right to assign this Mortgage, and the obligations secured hereby, without notice to Mortgagor except as may be required law. The state and local laws applicable to this Mortgage shall be the laws of the jurisdiction in which the mortgaged property is located, except that if the Agreement secured hereby specifies the law of a different jurisdiction as governing, such law shall be the applicable law governing the interest rate, fees, charges, and other terms of the credit transaction secured hereby. The foregoing sentence shall not limit the applicability of federal law to this Mortgage or the obligation secured hereby. If more than one person is a Mortgagor, all covenants and agreements of Mortgagor hereunder shall be joint and several. Any Mortgagor who signs this Mortgage, but does not sign the Agreement secured hereby (a) is signing this Mortgage only to mortgage, grant, bargain, sell and convey that Mortgagor's interest in the mortgaged property to Mortgagee under the terms of this Mortgage; (b) is not personally liable on the Agreement or this Mortgage, and (c) agrees that Mortgagee and any other holder of this Mortgage may agree one or more times to extend, modify, forbear, or make any other accommodations with regard to the terms of this Mortgage or the obligations secured hereby without notice to that Mortgagor or that Mortgagor's consent and without releasing that Mortgagor or modifying this Mortgage as to that Mortgagor's interest in the mortgaged property.

12. That this Mortgage shall remain in full force and effect notwithstanding one or more renewals, refinancings,

IN DEED (ILN)

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modifications, extensions, replacements or substitutions of the Agreement or of the terms thereof (including but not limited to any substitute or replacement loan agreement or closed-end promissory note) and notwithstanding the fact that any such renewals, refinancings, modifications, extensions, replacements, or substitutions of the Agreement or of the terms thereof may be evidenced by a document or documents signed and dated after the date of this Mortgage or the recording of this Mortgage.

13. That no delay by Mortgagee in the exercise of any of its rights hereunder shall preclude the exercise thereof so long as Mortgagor is in default hereunder, and no failure of Mortgagee to exercise any of its rights hereunder shall preclude the exercise thereof in the event of a subsequent default by Mortgagor hereunder. Mortgagee may enforce any one or more of its rights or remedies herein successively or concurrently. If the lien of this Mortgage is invalid or unenforceable as to any part of the obligations hereby secured or as to any part of the mortgaged property, the unsecured or partially secured portion of the obligations shall be completely paid prior to the payment of the secured or partially secured portion of the obligations hereby secured. In the event any provision of this Mortgage is deemed invalid or unenforceable for any reason, such invalidity shall not affect the other provisions of this Mortgage, which shall be deemed severable and shall remain in full force and effect.

14. Mortgagor shall not cause or permit the presence, use, disposal, storage or release of any Hazardous Substances on or in the mortgaged premises. Mortgagor shall not do, or allow anyone else to do, anything affecting the mortgaged premises that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use or storage on the mortgaged premises of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the mortgaged premises. As used in this paragraph, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde and radioactive used in this paragraph "Environmental Law" means federal laws and laws of the jurisdictions in which the mortgaged premises is located that relate to health, safety or environmental protection.

PROVIDED ALWAYS that these presents are upon the following conditions: That upon payment in full of all amounts secured by this Mortgage, including but not limited to payment in full of all indebtedness incurred under the Agreement, or any renewals, refinancings, modifications, extensions, replacements or substitutions thereof or of the terms thereof, and provided that Borrower is permanently unable to obtain further loan advances thereunder and performance by Mortgagor of all of Mortgagor's covenants and agreements contained in this Mortgage, then Mortgagee shall release this Mortgage without charge to Mortgagor, except that Mortgagor shall pay the cost of recording any release or satisfaction of this Mortgage.

MORTGAGOR AND ANY MORTGAGOR'S SPOUSE who signs this Mortgage (whether or not such spouse is named in this Mortgage as a Mortgagor) do hereby waive, remise, release, and forever quitclaim unto Mortgagee any homestead or other exemption rights with respect to the mortgaged property and all rights of dower in and to the mortgaged property. Any spouse of Mortgagor who is not named in this Mortgage as a Mortgagor hereby joins in the execution of this Mortgage, intending to be legally bound hereby, for the purpose of mortgaging, granting, bargaining, selling and conveying to the Mortgagee, its successors and assigns, forever, all right, title and interest of such spouse in and to the mortgaged premises, all to the extent permitted by applicable law.



IN WITNESS WHEREOF, this Mortgage has been executed at Orland Park, IL this 21<sup>ST</sup> day of SEPTEMBER, 2020.

Mortgagor(s)

[Signature] 10/12/2020  
- BORROWER - MARK B PERSUN - DATE -

Mary T. Persun 10/12/2020  
- BORROWER - MARY T PERSUN - DATE -

WITNESS to the above signature(s):

[Signature] - Jason Lapinski

STATE OF INDIANA,  
COUNTY OF Lake



Before me, a Notary Public in and for said County and State, personally appeared **MARK B PERSUN AND MARY T PERSUN, A HUSBAND AND WIFE** and acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true and correct.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of October, 2020 (year).

My Commission Expires: May 22, 2023



[Signature]  
(Signature)  
Luis Alvarez  
(Printed Name) Notary Public  
Resident of Will County

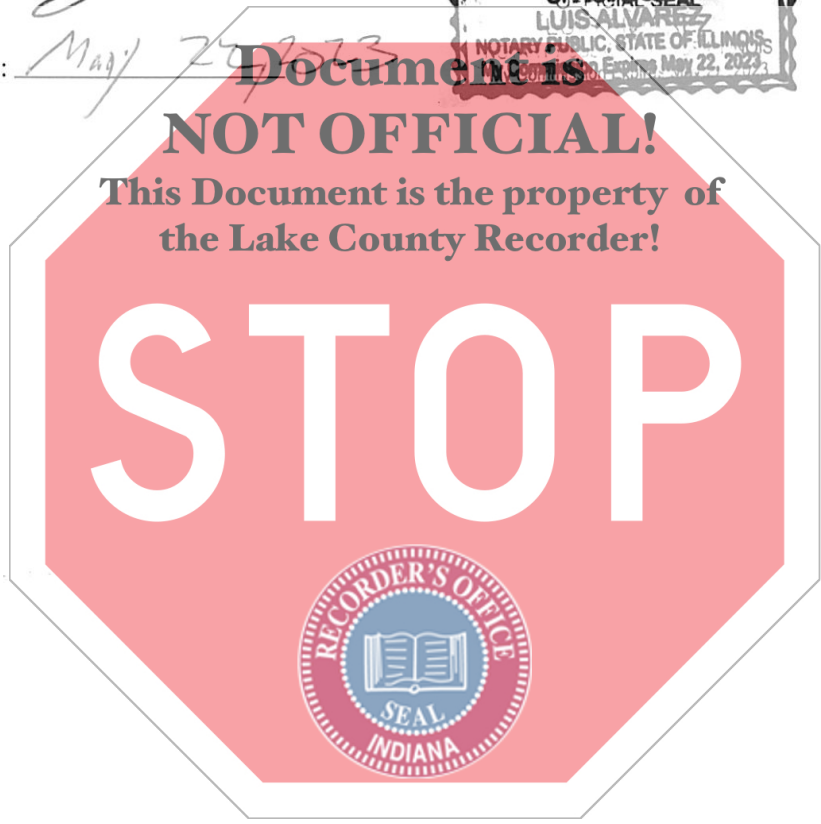


STATE OF Illinois  
COUNTY OF Will

Before me, a Notary Public in and for said County and State, on 12th October 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being duly sworn by me, did depose and say that he/she knows **MARK B PERSUN AND MARY T PERSUN, A HUSBAND AND WIFE** to be the individual(s) described herein and who executed the foregoing instrument; that said WITNESS was present and saw said **MARK B PERSUN AND MARY T PERSUN, A HUSBAND AND WIFE** execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

[Signature]  
Notary Public

My Commission Expires: May 24 2023



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Return this Instrument to:  
The Huntington National Bank  
P.O. Box 122620 - SW30  
Covington, KY 41012-9956  
Christina Daus

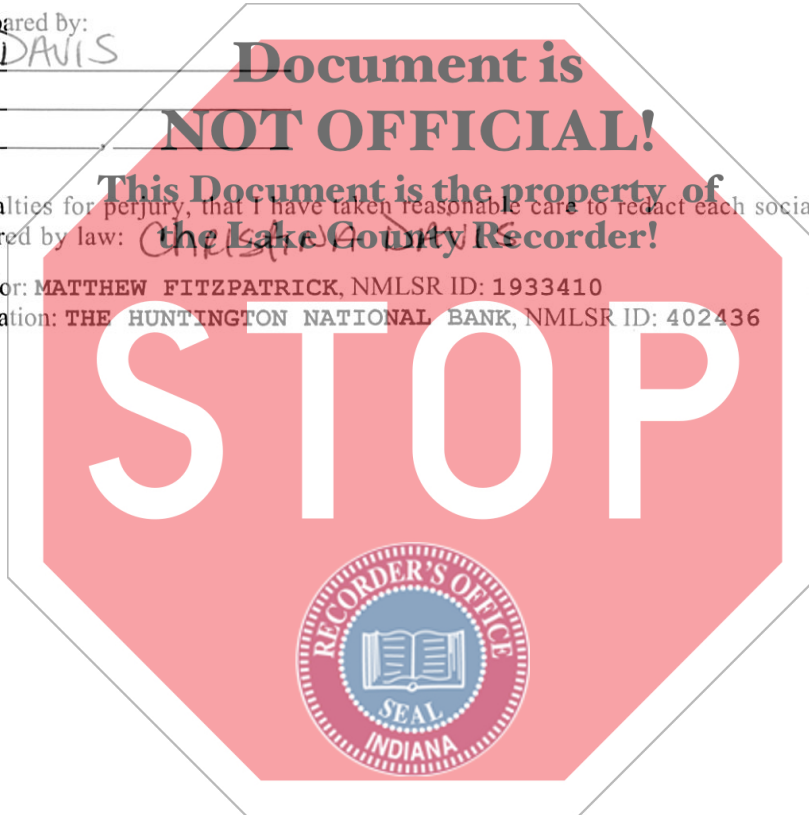
This instrument was prepared by:  
CHRISTINA DAVIS

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law:

Individual Loan Originator: MATTHEW FITZPATRICK, NMLSR ID: 1933410  
Loan Originator Organization: THE HUNTINGTON NATIONAL BANK, NMLSR ID: 402436



IN DEED (ILN)  
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**EXHIBIT A**

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN CROWN POINT, LAKE COUNTY, IN TO WIT:

LOT 64 IN PINE ISLAND RIDGE, UNIT 39, AS PER PLAT THEREOF, RECORDED DECEMBER 13, 1978 IN PLAT BOOK 49, PAGE 136, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO EASEMENTS OF HIGHWAYS, STREETS, ALLEYS, SEWERS, TILES, DRAINS, AND PUBLIC UTILITIES.

THIS BEING THE SAME PROPERTY CONVEYED TO MARK B. PERSUN AND MARY T. PERSUN, AS HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES, DATED 10/11/2002 AND RECORDED ON 10/15/2002 IN INSTRUMENT NO. 2002092651, IN THE LAKE COUNTY RECORDERS OFFICE.

PARCEL NO. 45-11-25-251-035.000-036

5203850

Address: 5249 HANLEY LN, CROWN POINT, IN 46307

