

2007 040942

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REAL ESTATE MORTGAGE

This indenture witnesseth that **Premier Properties and Investment, LLC** of **Lake County**, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Wisdom Investment, Inc.**, of **Lake County, Indiana**, as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Lot 7 in Cline Meadows Unit No. 1, in the Town of Schererville, as per plat thereof recorded in Plat Book 44, page 55 in the Office of the Recorder of Lake County, Indiana. Commonly known as 708 Sandi Lane, Schererville, Indiana 46375.

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Forty Eight Thousand and 00/100 Dollars, (\$148,000.00)**, 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.

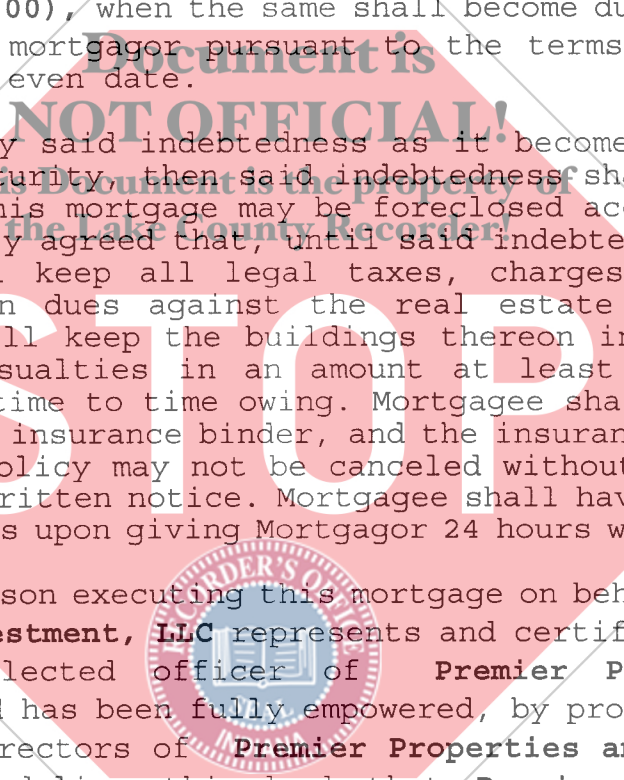
Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, charges and property owner's association dues against the real estate paid as they become due, and will keep the buildings thereon insured against fire and other casualties in an amount at least equal to the indebtedness from time to time owing. Mortgagee shall be named as a loss payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **Premier Properties and Investment, LLC** represents and certifies that he or she is a duly elected officer of **Premier Properties and Investment, LLC** and has been fully empowered, by proper resolution of the Board of Directors of **Premier Properties and Investment, LLC**, to execute and deliver this deed; that **Premier Properties and Investment, LLC** has full corporate capacity to mortgage the real estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

Initials BN

Return to
INDIANA TITLE NETWORK COMPANY
325 NORTH MAIN 2738738-1
CROWN POINT, IN 46307

Handwritten notes: "JTM", "ck #15198", "176", and a signature.



IN WITNESS WHEREOF, Premier Properties and Investment, LLC has caused this mortgage to be executed this 16th day of May, 2007.

Premier Properties and Investment, LLC

By: [Signature]
Brad L. Mistina Managing Partner

STATE OF INDIANA)
) SS:
COUNTY OF Lake)

Before me, a Notary Public in and for said County and State, personally appeared Brad L. Mistina who having been duly sworn, stated that he is the Managing Partner of Premier Properties and Investment, LLC. who acknowledged the execution of the foregoing Mortgage for and on behalf of said Premier Properties and Investment, LLC, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 16th day of May, 2007.

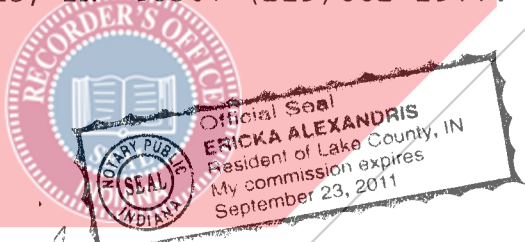
MY COMMISSION EXPIRES:
9-23-11

[Signature]
Notary Public ERICKA ALEXANDRIS
A Resident of Lake County

This Instrument Prepared By: Douglas R. Kvachkoff, Attorney at Law
325 N. Main St., Crown Point, IN 46307 (219)662-2977. Our file No.
2738728-01.

I AFFIRM, UNDER THE PENALTY OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT ALL SOCIAL SECURITY NUMBERS IN THIS INSTRUMENT UNLESS REQUIRED BY LAW.

[Signature]



Initials BZU