

2014 011423

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 FEB 27 AM 8:39

**MORTGAGE  
(INDIANA)**

MICHAEL B. BROWN  
RECORDER

3  
THIS AGREEMENT, made as of February 14, 2014, between O' Properties, LLC herein referred to as "Mortgagor" and SPINNAKER HOLDINGS, INC. 1042 n Mountain ave, unit B-456, Upland, California 91786 herein referred to as "Mortgagee", witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the Joint Venture Agreement of even date herewith in the principal sum of Eighty Nine Thousand Dollars (\$89,000.00) payable to the order of and delivered to the Mortgagee, in and by which agreement the Mortgagors promise to pay the said principal sum and compensation as provided in said agreement, with a maturity due on the 11<sup>th</sup> day of February 2015, and all of said principal and compensation are made payable at such place as the holders of the agreement may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at SPINNAKER HOLDINGS, INC. 1042 n Mountain ave, unit B-456, Upland, California 91786

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and compensation in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Merrillville, County of Lake, in State of Indiana, to wit: which, with the property herein after described, is referred to herein as the "premise",

*See Schedule Annexed*

Address(es) of Real Estate: 828 70<sup>th</sup> ave, Merrillville IN 46410

Property: TURKEY CREEK MEADOWS UNIT 7 L.436

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity, with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

Return to  
INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
GREENSBORO, IN 46307  
2014-54549-02  
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nm

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, which said rights and benefits the Mortgagees do hereby expressly release and waive.

The name of a record owner is: **O' Properties, LLC**

This mortgage consists of three pages. The covenants, conditions, and provisions appearing on page 3 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagees, their heirs, successors and assigns.

Witnesseth the hand and seal of Mortgagees the day and year first above written.

**O' Properties, LLC**

By: [Signature] 2-12-14  
**O' Properties, LLC ( David L. Overman, Owner - Manager )**

(SEAL)

State of Indiana, County of Lake ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that O' Properties, LLC personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, seal and delivered the said instrument as Manager, as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12<sup>th</sup> Day of February, 2014

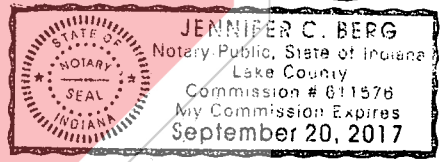
Commission expires on February 12th, 2017

This instrument was prepared by: O' Properties, LLC

Mail this instrument to: **SPINNAKER HOLDINGS, INC. 1042 n Mountain ave, unit B-456, Upland, California 91786**

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

NOTARY PUBLIC  
Jennifer C. Berg



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.

Jolene Kratochvil  
Jolene Kratochvil

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Lot Four Hundred Thirty-Six (436), Unit No 7, Turkey Creek Meadows, as shown in Plat book 35, page 108,  
Lake County, Indiana.

Commonly known as 828 W. 70th Avenue, Merrillville, IN 46410

