

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 022149

2015 APR 15 AM 11:35

MICHAEL B. BROWN
RECORDER

REAL ESTATE MORTGAGE

This indenture Witnessed, that **M Property Group, LLC**, (the "Mortgagor"),
Mortgages and Warrants to **SPINNAKER HOLDINGS, INC.** (the "Mortgagee"),
the following described real estate

Commonly known as: **7258 Buchanan st, Merrillville, IN 46410**

(hereinafter referred to as the "Mortgaged Premises") together with all rights, privileges, interests, easements, hereditaments, appurtenances, fixtures and improvements now or hereafter belonging, appertaining, attached to, or used in connection with, the Mortgaged Premises, and all the rents, issues, income and profits thereof.

This mortgage is given to secure the performance of the provisions hereof and the payment of a lien in connection with a certain JV Agreement ("Agreement") dated **April 25, 2014** in the principal amount of \$ **62,678.00**
sixty-two thousand six hundred seventy-eight dollars 00/100
with compensation as therein provided, together with all subsequent notes for the purchase of the real estate.

Said principal and all compensation due under the Agreement are payable as agreed to in the Joint Venture agreement and in no case later than **January 10, 2016**.

The Mortgagor (jointly and severally) covenants and agrees with the Mortgagee that:

1. Payment of Indebtedness. The Mortgagor shall pay when due all indebtedness secured by this mortgage, on the dates and in the amounts, respectively, as provided in the Agreement or in the mortgage, without relief from valuation and appraisal laws, and with attorneys' fees.

2. No Liens. The Mortgagor shall not permit any lien of mechanics or material men to attach to and remain on the Mortgaged premises or any part thereof for more than 45 days after receiving notice thereof from the Mortgagee.

RETURN TO
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET 2015-55927-02
CROWN POINT, IN 46307



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3. Repair of Mortgaged Premises; Insurance. The Mortgagor shall keep the Mortgaged Premises in good repair and shall not commit waste thereon. The Mortgagor shall procure and maintain in effect at all times adequate insurance from an insurance company acceptable to the Mortgagee against loss, damage to, or destruction of the Mortgaged Premises because of fire, windstorm or other such hazards in such amounts as the Mortgagee may reasonably require from time to time, and all such insurance policies shall contain proper clauses making all proceeds of such policies payable to the Mortgagee and the Mortgagor as their respective interests may appear. All such policies of insurance shall be delivered to and retained by the Mortgagee until the indebtedness secured hereby is fully paid.

4. Taxes and Assessments. The Mortgagor shall pay all taxes or assessments levied or assessments levied or assessed against the Mortgaged Premises, or any part thereof, as and when the same become due and before penalties accrue.

5. Advancements to Protect Security. The Mortgagee may, at his option, advance and pay all sums necessary to protect and preserve the security intended to be given by this mortgage. All sums so advanced and paid by the Mortgagee shall become a part of the indebtedness secured hereby and shall bear interest from the date or dates of payment at the rate of FIFTEEN percent (15.00%) per annum. Such sums may include, but are not limited to, insurance premiums, taxes, assessments and liens which may be or become prior and senior to this mortgage as a lien on the Mortgaged Premises, or any part thereof, and all costs, expenses and attorney's fees incurred by the Mortgagee in respect of any and all legal or equitable proceedings which relate to this mortgage or to the Mortgaged Premises.

6. Default by Mortgagor; Remedies of Mortgagee. Upon default by the Mortgagor in any payment provided for herein or in the Agreement, or in the performance of any covenant or agreement of the Mortgagor hereunder, or if the Mortgagor shall abandon the Mortgaged Premises, or if a trustee or receiver shall be appointed for the Mortgagor or for any part of the Mortgaged Premises, except if said trustee or receiver is appointed in any bankruptcy action, then and in any such event, the entire indebtedness secured hereby shall become immediately due and payable at the option of the Mortgagee, without notice and this mortgage may be foreclosed accordingly. Upon such foreclosure the Mortgagee may continue the abstract of title to the Mortgaged Premises, or obtain other appropriate title evidence, and may add the cost thereof to the principal balance due.

7. Non-Waiver; Remedies Cumulative. No delay by the Mortgagee in the exercise of any of his rights hereunder shall preclude the exercise thereof so long as the Mortgagor is in default hereunder, and no failure of the Mortgagee to exercise any of his rights hereunder shall preclude the exercise thereof in the event of a subsequent default by the Mortgagor hereunder. The Mortgagee may enforce any one or more of his rights or remedies hereunder successively or concurrently.

8. Extensions; Reductions; Renewals; Continued Liability of Mortgagor. The Mortgagee at his option, may extend the time for the payment of the indebtedness, or reduce the payments thereon, or accept a renewal therefor, without consent of any junior lien holder, and without the consent of the Mortgagor if the Mortgagor has then parted with the title to the Mortgaged Premises. No such extension, reduction or renewal shall affect the priority of this mortgage or impair the security hereof in any manner whatsoever, or release, discharge or affect in any manner the personal liability of the Mortgagor to the Mortgagee.

9. General Agreement of Parties: All rights and obligations hereunder shall extend to and be binding upon the several heirs, representatives, successors and assigns of the parties to this mortgage. When applicable, use of the singular form of any word also shall mean or apply to the plural and masculine form shall mean and apply to the feminine or the neuter. The titles of the several paragraphs of this mortgage are for convenience only and do not define, limit or construe the contents of such paragraphs.

10. Transfer of Title or Interest Prohibited. The Agreement and Mortgage securing it are non-transferable; any attempt to effect a transfer of title or change of interest in titleholder, in part or in entirety, shall be void and constitute a default of this Mortgage agreement, entitling Financier to Accelerate the Agreement.

In Witness Whereof, the Mortgagor has executed this mortgage,

M Property Group, LLC

Document is NOT OFFICIAL!
an Indiana Limited Liability Company

By:


signature

Printed: **Albert Morales**

Mortgagee Address:

SPINNAKER HOLDINGS, INC.
1042 N Mountain Avenue, Unit B-456,
Upland, CA 91786
e-mail: juan@spinnakerloans.com

(Closing Agent to add Notarization here)



Before me, a Notary Public in and for said County and State, personally appeared **Albert Morales**, the **Member of M Property Group, LLC** who acknowledged the execution of the foregoing **Mortgage**, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this **10th** day of **April, 2015**.

My county of residence: LAKE
My commission expires: 9-20-17

Signature: JENNIFER C. WATERS
Printed: JENNIFER C. WATERS
This instrument prepared by:

Juan Carlos Quiroz-Zolezzi
Spinnaker Holdings, Inc.
1042 N. Mountain Avenue, Unit B-456
Upland, CA 91786



Lot 217 in Turkey Creek South, Unit No. 5, as per plat thereof recorded in Plat book 39, page 49, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 7258 Buchanan Street, Merrillville, IN 46410

BSK mortgage address - 7133 Howard Ave
Hammond, IN 46324

BSK parcel #: 45-12-16-153-014.000-030

