

REAL ESTATE MORTGAGE

This indenture witnesseth that **EZ Property Solutions, LLC**, of Lake County, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Indiana Community Builder Trust #3, D. Gary, trustee**, whose mailing address is **519 E. IH 30, # 246, Rockwall, TX 75087** as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Lot 20 and the South half of Lot 18 in Block 8 in Stock Cards Addition to Tolleston, City of Hobart, as per plat thereof, recorded in Plat Book 2, page 48, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 3840 Missouri Street, Hobart, IN 46342

and the rents and profits therefrom, to secure the obligations under a certain option agreement of even date.

The obligations under the option agreement for which this mortgage acts as security mature on **September 4, 2025**.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, the 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 assessments, the owner's association dues against the real estate paid or to be paid, 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 **EZ Property Solutions, LLC**, represents and certifies that he or she is a duly authorized member of **EZ Property Solutions, LLC**, and has been fully empowered, by proper resolution or by way of the terms of the operating agreement of **EZ Property Solutions, LLC**, to execute and deliver this mortgage; that **EZ Property Solutions, LLC**, has full capacity to mortgage the real estate described herein; and that all necessary action for the making of such mortgage has been taken and done.

Initials WS

Return to
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
2015-56500-02 (3)

TTNOX#
24137
\$17.00
M.E
NON-COM



2015-5652105

STATE OF INDIANA
FILED FOR RECORD
MICHAEL L. BURTON
RECORDER
2015 SEP -9 PM 8:45

IN WITNESS WHEREOF, EZ Property Solutions, LLC, has caused this mortgage to be executed this 4th day of September, 2015.

EZ Property Solutions, LLC,

By: Wayne Sheaffer, Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **Wayne Sheaffer** who having been duly sworn, stated that he is the **Managing Member** of **EZ Property Solutions, LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **EZ Property Solutions, LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 4th day of September, 2015.

Document is **NOT OFFICIAL!**
MY COMMISSION EXPIRES 9-20-17
JENNIFER C. WATERS
Notary Public, State of Indiana
Lake County
Commission # 611576
My Commission Expires September 20, 2017

This Instrument Prepared By: Douglas R. Kvachkoff, Attorney at Law
325 N. Main St., Crown Point, IN 46307 (219) 662-2977.
Our file No. 2015-56500-02

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.

Douglas R. Kvachkoff
Bobbi Kvachkoff



Initials WS