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REAL ESTATE MORTGAGE

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

MORTGAGES AND WARRANTS

to **Indiana Community Builder Trust #1, 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 85 and the West 1/2 of Lot 84 in New Gary Annex Addition, as per plat thereof, recorded in Plat book 22, page 44, in the Office of the Recorder of Lake County, Indiana.

Commonly known as **334 W. 61st Ave., Merrillville, IN 46411**

and the rents and profits therefrom, to secure the payment of the principal sum of **Sixty One Thousand Five Hundred and 00/100 Dollars, (\$61,500.00)**, 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.

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

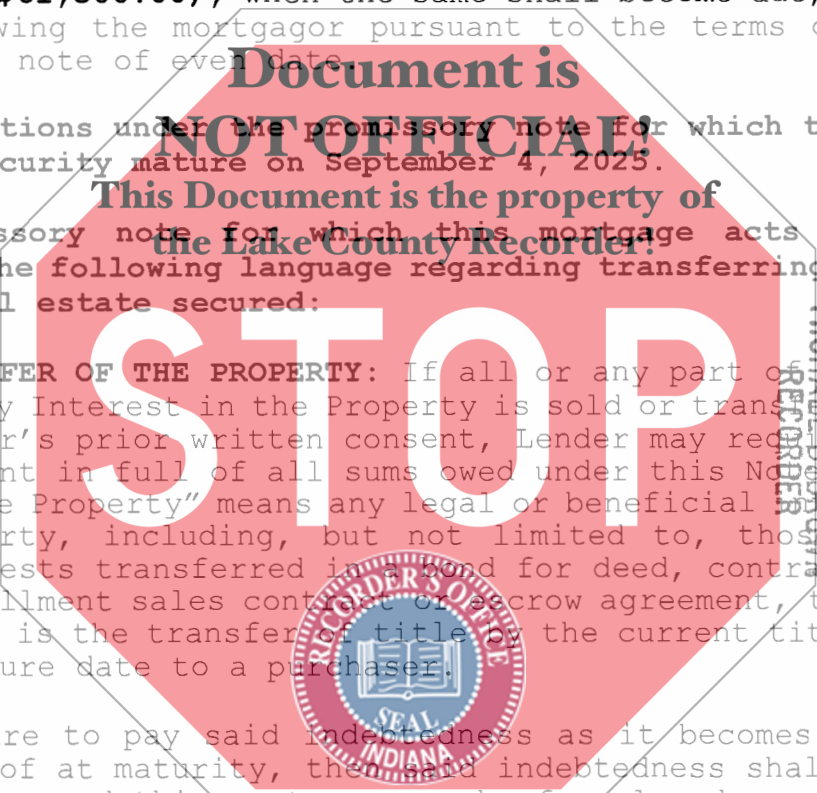
The promissory note for which this mortgage acts as security contains the following language regarding transferring an interest in the real estate secured:

TRANSFER OF THE PROPERTY: If all or any part of the Property or any Interest in the Property is sold or transferred without Lender's prior written consent, Lender may require immediate payment in full of all sums owed under this Note. "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by the current titled owner at a future date to a purchaser.

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 property owner's association dues against the real estate paid as they

Initials WS

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
(2015-50464-02)



2015 SEP 9 10:15 AM

RECORDER

2015 SEP 9 10:15 AM

STATE OF INDIANA
FILED
RECORDER OF DEEDS

ITN CK#
24137
\$ 17.00
M.E
NON-COM

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 **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.

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: WS
Wayne Sheaffer, Managing Member

STATE OF INDIANA)

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.

MY COMMISSION EXPIRES 9-20-17



Jennifer C Waters
Notary Public
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. **2015-56464-02**

Initials WS

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.

Bobbie Kvachkoff
Bobbie Kvachkoff