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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 #4, 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:

**The North 50 feet of Lot Numbered Five (5) in Block 7 in Jake Kramer, Jr. Addition to Hobart as per plat thereof recorded in Plat book 11, page 22 in the Office of the Recorder of Lake County, Indiana.**

**Commonly known as 1117 Lincoln 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**.

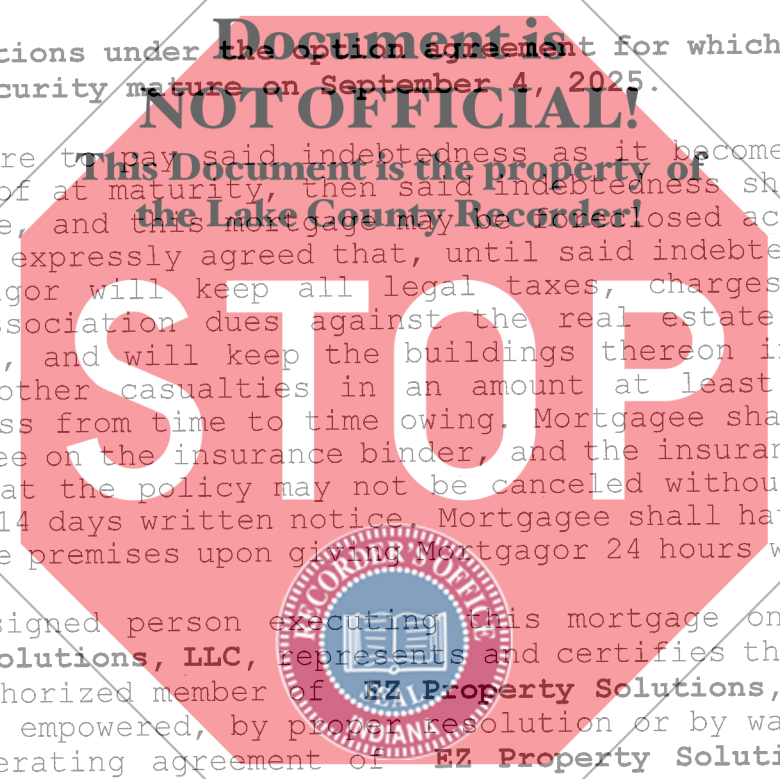
Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, then said indebtedness shall be due and collectible, and this mortgage may be foreclosed accordingly. It is further expressly agreed that, until said indebtedness is paid, the Mortgagor will keep all legal taxes, 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 shall provide that the policy may not be canceled without the written consent of 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 WJ **Return to**  
**INDIANA TITLE NETWORK COMPANY**  
**325 N. MAIN STREET (3)** 2015-56557-02  
**CROWN POINT, IN 46307**

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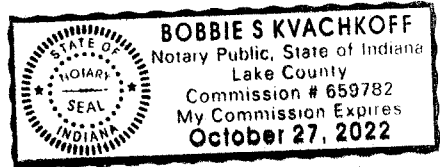
STATE OF INDIANA  
CLERK OF SUPERIOR COURT  
RECORDER  
MICHAEL B. BROWN  
2015 SEP 17 PM 2:12

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24155  
\$17.00  
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IN WITNESS WHEREOF, EZ Property Solutions, LLC, has caused this mortgage to be executed this 4<sup>th</sup> day of September, 2015.

EZ Property Solutions, LLC,

By: *Wayne Sheaffer*  
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 4<sup>th</sup> day of September, 2015.

**Document is NOT OFFICIAL!**  
MY COMMISSION EXPIRES: 10-27-2022  
*Bobbie S Kvachkoff*  
Notary Public *Bobbie S Kvachkoff*  
A Resident of Lake County

This Document is the property of the Lake County Recorder!

This Instrument Prepared By: Douglas R. Kvachkoff, Attorney at Law  
325 N. Main St., Crown Point, IN 46307 (219) 662-2977.  
Our file No. 2015-56556-02



Initials *WS*