

REAL ESTATE MORTGAGE

This indenture witnesseth that **Foreclosures 4 Cash, Inc.**, of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Quest IRA, Inc. FBO Steven R. Johnson SIMPLE – 1728341, 12%; Quest IRA, Inc. FBO Steven R. Johnson IRA – 1728311, 60%; Quest IRA, Inc. FBO Penny W. Johnson SIMPLE – 1729841, 18%; Quest IRA, Inc. FBO Penny W. Johnson IRA - 1795211, 10%; 17171 Park Row Ste. 100, Houston, TX 77084, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Lot 38 in Beverly Fifth Addition, in the City of Hammond, as per plat thereof recorded in Plat book 29 page 8, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 7962 Birch Drive, Hammond, IN 46324

and the rents and profits therefrom, to secure the payment of the principal sum of **Fifty-Five Thousand and 00/00 Dollars (\$55,000.00)**, 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.

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 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 **Foreclosures 4 Cash, Inc.**, represents and certifies that he or she is a duly elected officer of **Foreclosures 4 Cash, Inc.**, and has been fully empowered, by proper resolution of the Board of Directors of **Foreclosures 4 Cash, Inc.**, to execute and deliver this deed; that **Foreclosures 4 Cash, Inc.**, has full corporate capacity to mortgage the real estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

Return to  
INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
CROWN POINT, IN 46307  
2015-5656402  
T

Initials WS



2015 067833  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2015 OCT -1 PM 3:22  
MICHAEL B. BRONKHORST  
RECORDER

17.  
ITN CK#  
24182  
ton  
NON-COM

IN WITNESS WHEREOF, Foreclosures 4 Cash, Inc., has caused this mortgage to be executed this 25<sup>th</sup> day of September, 2015.

Foreclosures 4 Cash, Inc.,

By: [Signature]  
Wayne Sheaffer, President

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 **President** of **Foreclosures 4 Cash, Inc.**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Foreclosures 4 Cash, Inc.**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 25<sup>th</sup> day of September, 2015.

MY COMMISSION EXPIRES:

May 3, 2023

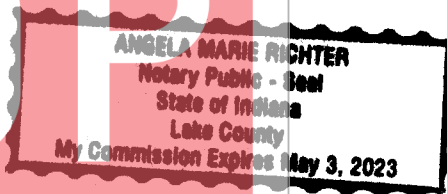
Document is NOT OFFICIAL!  
This Document is the property of the Lake County Recorder!

Angela Marie Richter  
Angela Marie Richter  
Notary Public  
A Resident of Lake County

This Instrument Prepared By: **Tim Baldwin**  
6200 Cardinal Brook Court, Springfield, VA 22152  
Our file No. **7962 Birch Drive, Hammond, IN 46324**

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.

[Signature]  
Bobbie Kraenkoff



Initials WS