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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 001500

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REAL ESTATE MORTGAGE

MICHAEL B. BROWN
RECORDER

This indenture witnesseth that **Maestro Enterprises, Inc.**, an Indiana corporation, having a mailing address of 8209 Schreiber Dr., Munster, Indiana 46321,, as MORTGAGOR,

MORTGAGE AND WARRANT

to **David J. Pederson** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Part of the South half of the Southwest Quarter of Section 25, Township 35 North, Range 10 West of the 2nd P.M., commencing at the Northeast corner of said South Half of the Southwest Quarter and running thence South 104 feet, thence West 220 feet, thence North 104 feet to the North line of said Tract, thence East 220 feet to the point of beginning.

Commonly known as 9100 Sheffield, Dyer, IN 46311

Part of the South 1/2 of the Southwest 1/4 of Section 25, Township 35 North, Range 10 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows:

Beginning at the Northeast corner of said tract; thence South 251.35 feet; thence West 519.915 feet; thence North 251.35 feet to the North line of said tract; thence East 519.915 feet to the point of beginning; except the West 74.915 feet thereof and except the East 220 feet of the North 104 feet thereof.

Commonly known as 9102 Sheffield Avenue, Dyer, IN 46311

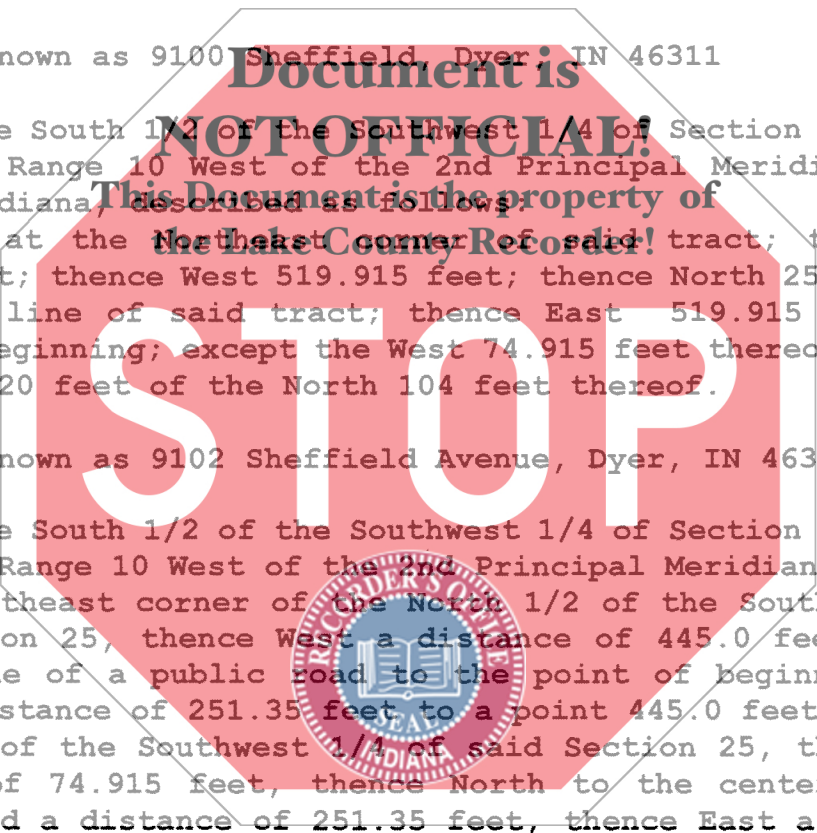
Part of the South 1/2 of the Southwest 1/4 of Section 25, Township 35 North, Range 10 West of the 2nd Principal Meridian, commencing at the Southeast corner of the North 1/2 of the Southwest 1/4 of said Section 25, thence West a distance of 445.0 feet along the center line of a public road to the point of beginning, thence South a distance of 251.35 feet to a point 445.0 feet West of the East line of the Southwest 1/4 of said Section 25, thence West a distance of 74.915 feet, thence North to the center line of a public road a distance of 251.35 feet, thence East a distance of 74.815 feet to the point of beginning in Lake County, Indiana.

Commonly known as 15321 W. 91st Avenue, Dyer, IN 46311

Initials: RW Return to

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET n/a 2015-56894-02
CROWN POINT, IN 46307

itnck
#24434
18-00
mz



and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Eighteen Thousand One Hundred Thirty Five and 07/100 Dollars**, 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, hereinafter referred to as the Note.

Time is of the essence in the payment of amounts due under, and in the performance of all promises under, the Note or this Mortgage. If I(A) fail to pay any amount due under the Note or this Mortgage after they become due and payable; or (B) if I fail to keep any promises made in or satisfy requirements of this Mortgage or (C) if I die (if I am an individual), or am dissolved or liquidated (if I am other than an individual); then I will be in default without notice and the Note Holder may require me to pay immediately the full amount of the principal which has not been paid and all the interest that I owe on that amount and any other amounts that I may owe pursuant to the Note or this Mortgage, and Note Holder may, in addition to pursuing other remedies, foreclose this Mortgage by judicial proceeding and sale of the Property. Any such sale will be exempt from any statutes requiring an appraisal of the Property, or requiring that the same not be sold unless a specified percentage of the value is obtained.

Mortgagee shall be entitled, as a matter of strict right, without notice, and ex parte, and without regard to the value or occupancy of the security, or the solvency of the mortgagor, or the adequacy of the property as security for the Note, to have a receiver appointed to enter upon and take possession of the property, collect the rents and profits therefrom and apply the same as the court may direct, such receiver to have all rights and powers permitted under law.

If the indebtedness secured hereby is now or hereafter secured by chattel mortgages, security interests, financing statements, pledges, contracts of guaranty, assignments of leases, or other securities, or if the Property hereby encumbered consists of more than one parcel of real property, Mortgagee, may, at its option exhaust any one or more of said securities and security hereunder, or such parcels of the security hereunder, either concurrently or independently and in such order as it may determine.

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

Initials: RW

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 **Maestro Enterprises, Inc.** represents and certifies that he has been authorized to execute this Mortgage by the By Laws or by proper resolution; that **Maestro Enterprises, Inc.** has full capacity to mortgage the real estate that secures the Promissory Note; and that all necessary action for the making of such mortgage has been taken and done.

Dated this 8th day of **January, 2016.**

Maestro Enterprises, Inc.

By: *[Signature]*, president (Seal)
Richard White, President

STATE OF INDIANA

COUNTY OF LAKE

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared **Richard White, President of Maestro Enterprises, Inc.**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Maestro Enterprises, Inc.** and who, having been duly sworn, stated that the representations therein contained are true.

this 8th day of January, 2016

JENNIFER C. WATERS
Notary Public, State of Indiana
Lake County
Commission # 611576
My Commission Expires September 20, 2017

My Commission Expires 9-20-17
Jennifer C. Waters Notary Public



This Instrument Prepared By: **Douglas B. Kvachkoff, Attorney at Law**
325 N. Main St., Crown Point, IN 46307 (219) 662-2977
Our file No. **2015-56894**

Initials: *RW*

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.

Andrea Armstead
Andrea Armstead