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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 002308

2016 JAN 14 AM 11:51

MICHAEL B. BROWN
RECORDER

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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 Eric N. Shelly #1999111, 17171 Park Row Ste. 100, Houston, TX 77084**, as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Lot Number 116, Plat of Correction, Harvest Manor, Unit No. 1, Section no. 3, as recorded in Plat Book 55, Page 49, in the Office of the Recorder of Lake County, Indiana.

Commonly known as **1515 Painted Leaf Drive, Crown Point, IN 46307**

and the rents and profits thereon, to secure the payment of the principal sum of **One Hundred Forty-Five Thousand and 00/100 Dollars (\$145,000.00)**, 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

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INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET h/a 2015-56810-02
CROWN POINT, IN 46307

16-
ITN Clk#
24439
dm



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.

IN WITNESS WHEREOF, Foreclosures 4 Cash, INC., has caused this mortgage to be executed this 24th day of December, 2015.

Foreclosures 4 Cash, INC.,

By: 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 Notary Seal this 24th day of December, 2015.

MY COMMISSION EXPIRES:

June 11, 2023

Heather M Bowser
Heather M. Bowser
Notary Public
A Resident of Lake County

This Instrument Prepared By: Eric N. Shelly
977 Carol Circle, West Chester, PA 19380
Our file No. 1515 Painted Leaf Drive, Crown Point, IN 46307

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 Armistead
Andrea Armistead

Initials WS

