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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 049001

2016 AUG -2 AM 11:47

MICHAEL B. BROWN
RECORDER

REAL ESTATE MORTGAGE

This indenture witnesseth that **Housemart.Biz, Inc.**, of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Dakota Dog FLP, 977 Carol Circle, West Chester, PA 19380** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

The East 120 feet of the West 1599.92 feet of the North 180 feet of the Southeast 1/4 of Section 5, Township 35 North, Range 7 West of the 2nd P.M. the City of Hobart, Lake County Indiana. Commonly known as 1203 East 14th Street, Hobart, IN 46342

and the rents and profits therefrom, to secure the payment of the principal sum of **Ninety-Five Thousand and 00/100 Dollars, (\$95,000.00)**, when the same shall become due, of all sums due and owing the mortgage 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 Mortgageor 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 Mortgageor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **Housemart.Biz, Inc.**, represents and certifies that he or she is a duly elected officer of **Housemart.Biz, Inc.**, and has been fully empowered, by proper resolution of the Board of Directors of **Housemart.Biz, Inc.**, to execute and deliver this deed; that **Housemart.Biz, 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.

Hold for:
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
n/a 58022+3

Initials WS

itndc#
25005
\$16.00
M-2

IN WITNESS WHEREOF, Housemart.Biz, Inc., has caused this mortgage to be executed this 1st day of July, 2016.

Housemart.Biz, Inc.,

[Handwritten signature]

Wayne Sheaffer (President)

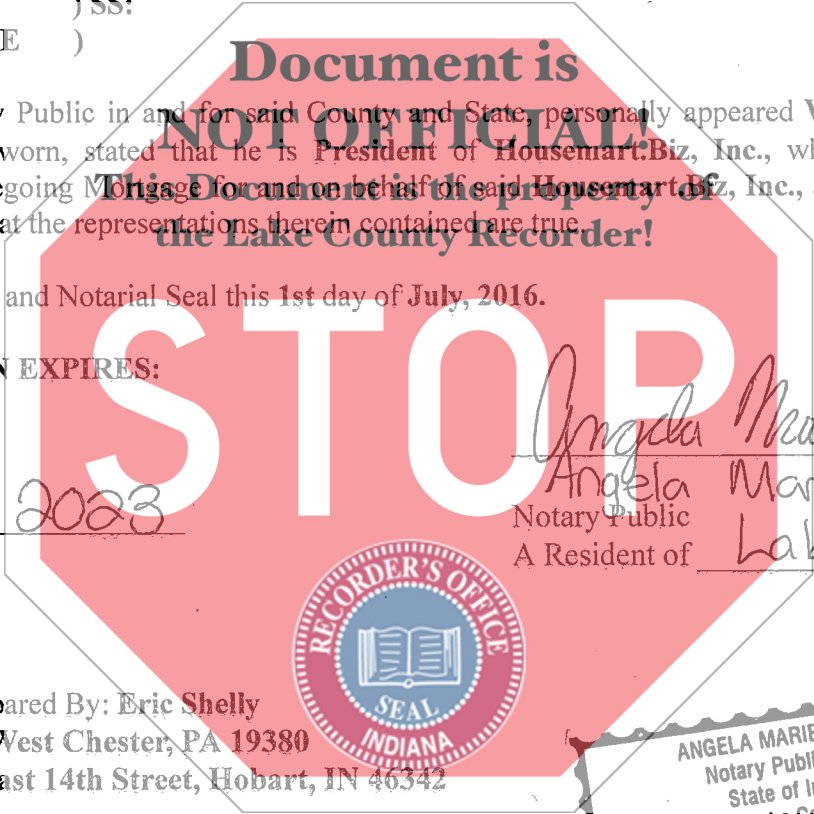
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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

WITNESS my hand and Notarial Seal this 1st day of July, 2016.

MY COMMISSION EXPIRES:

May 3, 2023



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



This Instrument Prepared By: Eric Shelly
977 Carol Circle, West Chester, PA 19380
Our file No. 1203 East 14th Street, Hobart, IN 46342



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.

A. Andrea Armstead

Initials WS