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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 058492

2016 AUG 26 PM 12: 10

MICHAEL B. BROWN
RECORDER

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REAL ESTATE MORTGAGE

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

to **JAMES O'BRIEN ASSOCIATES, LLC, 137 W 200 S. VALPARAISO, IN 46385** as
MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

**The North 125 feet of the South 150 feet of the West 62 feet of the East 235 feet of the East 1/2 of
the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 36 North,
Range 7 West of the 2nd Principal Meridian, in the City of Hobart, Lake County, Indiana.**

Commonly known as 1416 E 5th St, Hobart, IN 46342



and the rents and profits therefrom, to secure the payment of the principal sum of **Forty-Six Thousand and
00/100 Dollars, (\$46,000.00)**, when the same shall become due, or 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 **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.

Initials WS

Hold for:
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
n/a 57346 +7

ib-
itnck
#25081
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IN WITNESS WHEREOF, Housemart.Biz, Inc., has caused this mortgage to be executed this 22nd day of August, 2016.

Housemart.Biz, Inc.,

[Handwritten Signature]

Wayne Sheaffer (President)

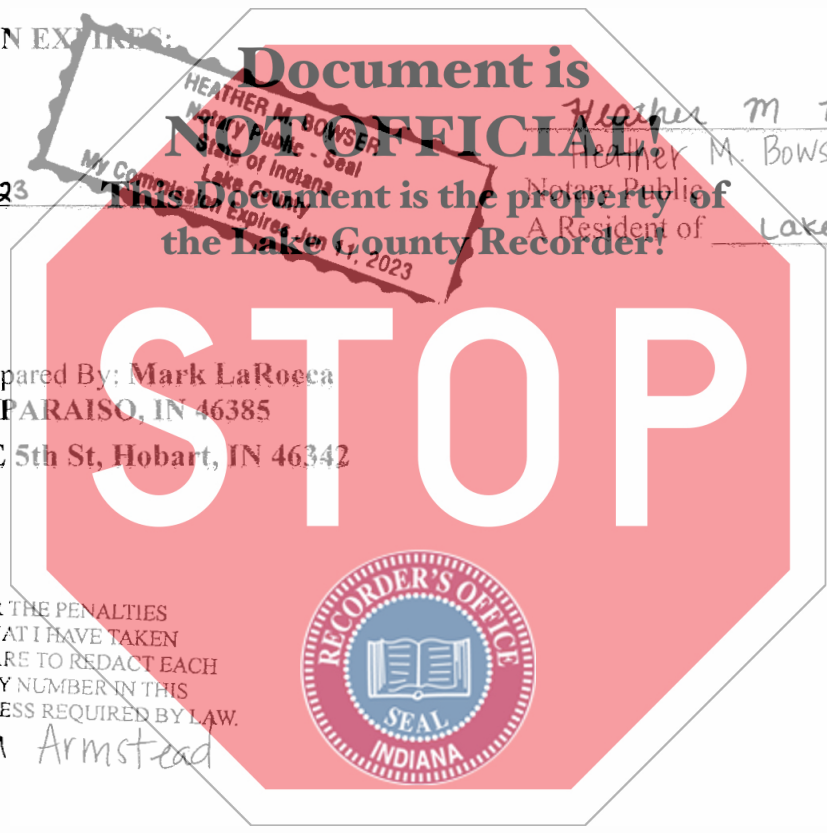
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

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 22nd day of August, 2016.

MY COMMISSION EXPIRES:

June 11, 2023



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

This Instrument Prepared By: Mark LaRocca
137 W 200 S, VALPARAISO, IN 46385
Our file No. 1416 E 5th St, 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*