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Hold for:

INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
2016-58806-01 PO

MORTGAGE (INDIANA)

THIS AGREEMENT, made as **January 11th, 2017**, between **O' Properties, LLC** herein referred to as "Mortgagor" and **"The David R. And Danica N. McDonald Trust"**, **2721 Baneberry Ct, Highlands Ranch, CO 80129** herein referred to as "Mortgagee", witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith in the principal sum of One Hundred Thirty Five Thousand Dollars (\$135,000.00) payable to the order of and delivered to the Mortgagee, in and be which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 11th day of January, 2018, and all of said principal and interest are made payable at such place as the holders which may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at "The David R. And Danica N. McDonald Trust", 2721 Baneberry Ct, Highlands Ranch CO 80129.

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents CONVEY AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Merrillville County of Lake, in State of Indiana, to wit: which, with the property herein after described, is referred to herein as the "premise",

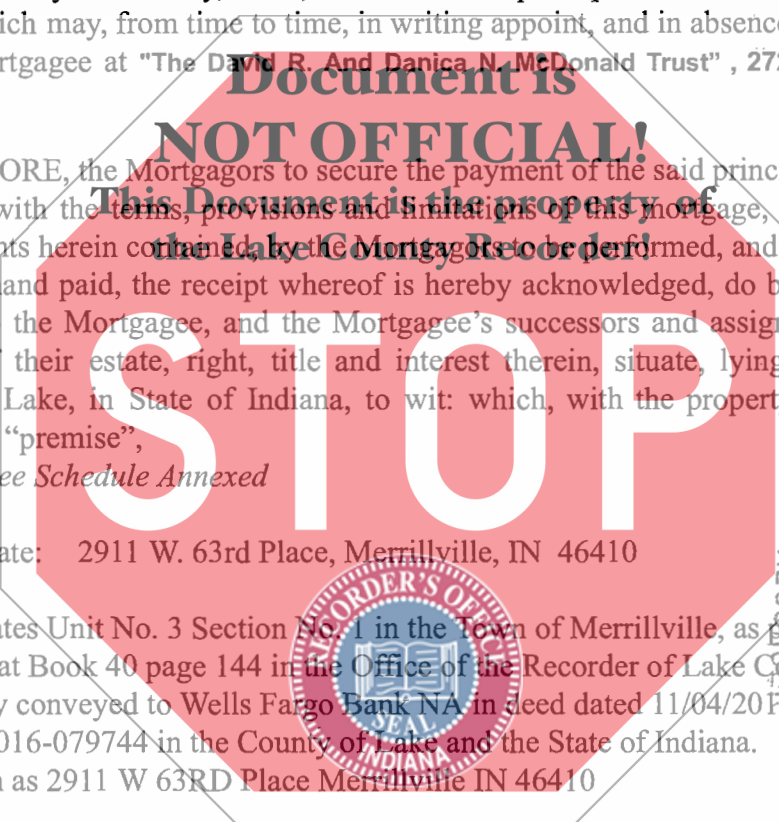
See Schedule Annexed

Address(es) of Real Estate: 2911 W. 63rd Place, Merrillville, IN 46410

Lot 36 in Bel-Oaks Estates Unit No. 3 Section No. 1 in the Town of Merrillville, as plat hereof recorded December 3, 1910 in Plat Book 40 page 144 in the Office of the Recorder of Lake County, Indiana. Being the same property conveyed to Wells Fargo Bank NA in deed dated 11/04/2016 and recorded 12/23/2016 in instrument number 2016-079744 in the County of Lake and the State of Indiana. More commonly known as 2911 W 63RD Place Merrillville IN 46410

Parcel 45-12-08-106-003.000-030

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, indoor beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.



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STATE OF INDIANA
LAKE COUNTY
FILED RECORDER
MICHAEL BROWN
RECORDER

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M-C \$17.00
Inck# 25488

TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Illinois, which said rights and benefits the Mortgagors do hereby expressly release and waive.

The name of a record owner Is: **O' Properties, LLC**

This mortgage consists of three pages. The covenants, conditions, and provisions appearing on page 3 are incorporated herein by reference and are a part hereof and shall be binding on Mortgagors, their heirs, successors and assigns.

Witnesseth the hand and seal of Mortgagors the day and year first above written.

O' Properties, LLC

By:

O' Properties, LLC (David L. Overman, Owner)

Susan Jayne Higgins

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

State of Indiana, County of Lake ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that O' Properties, LLC personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, seal and delivered the said instrument as Manager, as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

* David L. Overman, Owner

Given under my hand and official seal, this 12th day of January, 2017.

Commission expires on 11/01/2023



This instrument was prepared by: O' Properties, LLC *Dave Overman*

Mail this instrument to: "The David R. And Danica N. McDonald Trust", 2721 Baneberry Ct, Highlands Ranch, CO 80129

OR RECORDER'S OFFICE BOX NO. _____

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



SUSAN JAYNE HIGGINS, Notary Public
Lake County, State of Indiana
My Commission Expires 11/01/2023