

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 043714

2017 JUL 17 PM 1:59

**REAL ESTATE MORTGAGE**

MICHAEL B. BROWN  
RECORDER

This indenture witnesseth that **Primo Bella International, LLC**, an Indiana LLC as OWNER &

**MORTGAGOR,  
MORTGAGES AND WARRANTS**

to **Paul Levitt Revocable Trust dated November 15, 2002**, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

**Common Address:** 3642 Lincoln, Gary, IN  
**PIN#:** 45-0821-356-023-000-004  
**Legal Description:** GOLFMOOR L.23 BL. 10

to secure the payment of the principal sum of **Seventy Thousand Dollars**, (\$70,000.00), of all sums due and owing the mortgagor on July 15th, 2018.

It is 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 Primo Bella International, LLLP, represents and certifies that he is a duly elected General Partner of Primo Bella International, LLLP, and has been fully empowered by the operating agreement of Primo Bella International, LLLP, to execute and deliver this instrument; that Primo Bella International, LLLP, has full corporate capacity to mortgage the real estate described herein; and that all necessary entity action for the making of such mortgage has been taken and done.

**IN WITNESS WHEREOF**, Primo Bella International, LLLP, has caused this mortgage to be executed this 15<sup>th</sup> day of July, 2017

By: *Kevin Koy*  
Kevin Koy, General Partner, Primo Bella International, LLLP

*Prepared by: Kevin Koy*

Ⓢ 55.00

*JAS*

Return to  
INDIANA TITLE NETWORK COMPANY  
325 N. MAIN STREET  
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.

*WMM  
CC# 25341*