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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 049412
MORTGAGE
(INDIANA)

2017 AUG -8 PM 3: 03
MICHAEL B. BROWN
RECORDER

THIS AGREEMENT, made as 8th day of May, 2017, between **O' Properties, LLC** herein referred to as "Mortgagor" and **RIGHT PRICE, LLC 1846 45th Avenue, Munster IN 46321 & KISHOR PATEL** 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 Forty Seven Thousand Dollars (\$147,000.00) 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 20th day of July, 2018, and all of said principal and interest are made payable at such place as the holders of the not may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at Right Price, LLC 1846 45th Ave, Munster IN 46321 & KISHOR PATEL.



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 Griffith 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: 1223 N Wood St, Griffith IN 46319

LOT 120, THE PARK 3RD ADDITION TO THE TOWN OF GRIFFITH, AS SHOWN IN PLAT BOOK 36 PAGE 85, IN LAKE COUNTY, INDIANA.

SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

Parcel ID No.: 45-07-26-403-001.000-006

Being Property Conveyed by Sheriff's Deed from John Buncich as Sheriff to HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-C, Mortgage-Backed Certificates, Series 2006-C, recorded March 22, 2017, in 2017 018720, Lake County, Indiana.

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

Return To:
INDIANA TITLE NETWORK COMPANY
325 N. MAIN STREET
CROWN POINT, IN 46307
↑

\$55,000
✓ # 25774
JTB

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, inador 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.

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)

(SEAL)

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.

Given under my hand and official seal, this 20th Day of July, 2017

Commission expires on May 4, 2025

NOTARY PUBLIC

This instrument was prepared by: O' Properties, LLC David L. Overman

Mail this instrument to: RIGHT PRICE, LLC 1846 45th Ave, Munster IN 46321

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.

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MICHELLE CARINNE WALTER, Notary Public
Lake County, State of Indiana
My Commission Expires May 4, 2025

Michelle Carinne Walter

