

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 058168

2017 AUG 28 PM 12:17

MICHAEL B. BROWN  
RECORDER  
RETURN TO:

Donald Novak and Cary Novak  
c/o Smith Sersic  
9301 Calumet Ave. Ste.1F  
Munster, IN 46321

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REAL ESTATE MORTGAGE

This indenture witnesseth that Robert Szymanski of Munster, Lake County, Indiana, as Mortgagor, MORTGAGES AND WARRANTS TO Don Novak and Cary Novak, of Hammond, Lake County, Indiana, as Mortgagee, the following real estate in Lake County, State of Indiana, to-wit:

LOT 12, BLOCK 6, BROADMOOR, IN THE TOWN OF MUNSTER, AS SHOWN IN PLAT BOOK 18, PAGE 3,  
IN LAKE COUNTY, INDIANA

Commonly known as 7932 Forest Avenue  
**This Document is the property of  
the Lake County Recorder!**

Parcel No. 45-06-13-351-021.000-027

and the rents and profits therefrom, to secure the payment, when the same shall become due, of the following indebtedness: a Promissory Note dated the 25th day of August, 2017, wherein Robert Szymanski promises to pay to the order of Donald Novak and Cary Novak the sum of \$173,375.00 (One Hundred Seventy Three Thousand Three Hundred Seventy Five Dollars, pursuant to the Note.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, or the taxes or insurance hereinafter stipulated, 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 and charges 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, with loss payable clause in favor of the Mortgagee, and will, upon request, furnish evidence of such insurance to the Mortgagee, and failing to do so, the Mortgagee may pay said taxes or insurance, and the amount so paid, with five percent (5%) interest thereon, shall become a part of the indebtedness secured by

55.  
CASH  
D

this Mortgage.

**Additional Covenants:** None.

Dated this 25<sup>th</sup> day of AUGUST, 2017.

*Robert Szymanski*  
\_\_\_\_\_  
Robert Szymanski

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

**Document is  
NOT OFFICIAL!**

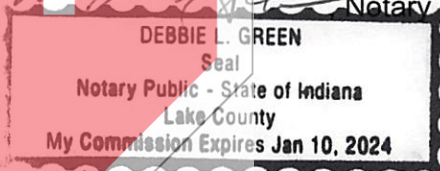
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the Lake County Recorder!**

Before me, the undersigned, a Notary Public in and for said County and State, this 25 day of August, 2017, personally appeared Robert Szymanski and acknowledged the execution of the foregoing Real Estate Mortgage.

**IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: \_\_\_\_\_  
County of Residence: \_\_\_\_\_

1-10-24  
Lake



*Debbie L. Green*  
\_\_\_\_\_  
Notary Public

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. [Signature]

**This instrument prepared by: Kevin C. Smith, SMITH SERSIC,  
9301 Calumet Ave. Ste. 1F, Munster, IN 46321 (219) 933-7600**