

MORTGAGE DEED

THIS MORTGAGE DEED (the "Mortgage") is made and entered on July 26, 2017 by and between Elite Property Preservation, LLC, of 755 Waverly Road, Porter, Indiana 46304 (the "Mortgagor") and Betty Richmond, of 3143 Tremont Lane, Crown Point, Indiana 46307 (the "Mortgagee") which term includes any holder of this Mortgage, to secure the payment of the **PRINCIPAL SUM** of \$102,000.00 together with interest thereon of 0% computed on the outstanding balance of the total purchase price of \$102,000.00, as provided in this Mortgage, and also to secure the performance of all the terms, covenants, agreements, conditions and extensions of this Mortgage.

IN CONSIDERATION OF the loan made by Mortgagee to Mortgagor and for the purpose expressed above, the Mortgagor does hereby grant and convey to Mortgagee, with **MORTGAGE COVENANTS**, the following described property (the "Property") situated at 2643 Eder Street, in the City of Highland, County of Lake, in the State of Indiana, with the following legal description:

Lot 17, Block 3 in Highland Estates, in the Town of Highland, as per plat thereof, recorded May 17, 1948 in Plat Book 27, Page 84, in the Office of the Recorder of Lake County, Indiana

PAYMENT OF SUMS SECURED.

Mortgagor shall pay to Mortgagee the principal and interest as agreed and reasonable charges fixed by Mortgagee to satisfy and discharge this Mortgage of record and any other relevant loan documents, and all other sums hereby secured. Mortgagor shall keep and perform every other term, provision, covenant, and agreement of this Mortgage.

WHEN THIS MORTGAGE BECOMES VOID.

When the loan secured by this Mortgage has been paid in full with all interest due, this Mortgage shall become void.

MORTGAGOR FURTHER COVENANTS AND AGREES THAT:

- a. Mortgagor warrants that it is lawfully seized of the Property, that it has full right and is lawfully authorized to sell, convey, or encumber the same, and that the Property is free and clear of all liens and encumbrances except as provided herein.
- b. Mortgagor covenants to warrant and forever defend, all and singular, the Property unto the Mortgagee forever from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.
- c. Mortgagor will make with each periodic payment secured by this Mortgage a payment sufficient to provide a fund from which the real estate taxes, betterment assessments and other municipal charges which can become a lien against the mortgaged premises can be paid by Mortgagee when due. This provision shall be effective only in the event that a fund for the same purpose is not required to be established by the holder of a senior mortgage.



2017 OCT 11 PM 12:10
 FILED FOR RECORD
 LAKE COUNTY
 STATE OF INDIANA
 MICHAEL D. BROWN
 RECORDER

#5500
 cash
 JB

- d. In the event that Mortgagor fails to carry out the covenants and agreements set forth herein, the Mortgagee may do and pay for whatever is necessary to protect the value of and the Mortgagee's rights in the mortgaged Property and any amounts so paid shall be added to the Principal Sum due the Mortgagee hereunder.
- e. In the event that any condition of this Mortgage shall be in default within a reasonable time, the entire debt shall become immediately due and payable at the option of the Mortgagee. Mortgagee shall be entitled to collect all costs and expenses, including reasonable attorney's fees incurred.
- f. In the event that the Mortgagor transfers ownership (either legal or equitable) or any security interest in the mortgaged Property, whether voluntarily or involuntarily, the Mortgagee may at its option declare the entire debt due and payable.
- g. This Mortgage is also security for all other direct and contingent liabilities of the Mortgagor to Mortgagee which are due or become due and whether now existing or hereafter contracted.
- h. Mortgagor shall not commit waste or permit others to commit actual, permissive or constructive waste on the Property.
- i. This Mortgage is upon the statutory condition and the other conditions set forth herein, for breach of which Mortgagee shall have the statutory power of sale to the extent existing under the laws of this State.



Mortgagor Signature:

DATED: 10/10/17

[Handwritten Signature]
Member
Timothy G. Haggerty, Member, on behalf of Elite Property Preservation, LLC

STATE OF INDIANA, COUNTY OF LAKE, ss:

This instrument was acknowledged before me on this 10TH day of October, 2017 by Timothy G. Haggerty, Member on behalf of Elite Property Preservation, LLC.

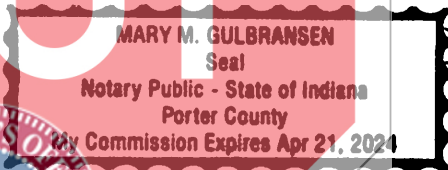

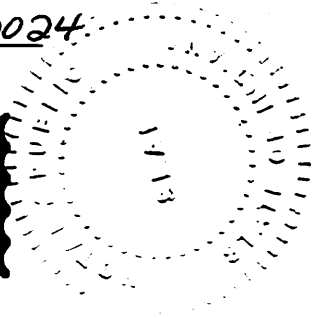
Document is NOT OFFICIAL!

Mary M. Gulbransen
Notary Public

This Document is the property of the Lake County Recorder!

Notary Public
Title (and Rank)

My commission expires 4/21/2024

Mortgagee Signature:

DATED: 10-11-17

Betty Richmond
Betty Richmond

STATE OF INDIANA, COUNTY OF LAKE, ss:

This instrument was acknowledged before me on this 11th day of OCT,
2017 by Betty Richmond.

Document is NOT OFFICIAL!

Document is the property of the Lake County Recorder!

My commission expires 6-9-23

STOP

RECORDER'S OFFICE
SEAL
INDIANA

"Official Seal"
Ellen Stinar
Notary Public, State of Indiana
Resident of Lake County, IN
My commission expires
June 9, 2023

Notary Public
Assistant
MANAGER

