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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2019 038716

2019 JUN 26 AM 11:27

MICHAEL B. BROWN  
RECORDER

### REAL ESTATE MORTGAGE

This indenture witnesseth that **Preferred Homes LLC, 2832 Bristlecone Dr. Schererville, IN 46375** of Lake County, Indiana, as MORTGAGOR,

#### MORTGAGES AND WARRANTS

to **Quest Trust Company FBO John Hill, Jr. IRA #3438211** as to an undivided interest of 2% and **Quest Trust Company FBO Tracy E. Hill IRA #3438711** as to an undivided interest of 98%. as MORTGAGEE located at **17171 Park Row, Suite 100, Houston, TX 77084**, the following real estate in Lake County, State of Indiana, to wit:

**SOUTHBROOK UNIT NO.1 LOT 28**

**Parcel - 45-12-18-427-017.000-030**

**Commonly known as 7350 Wilson P. Merrillville, IN 46410**



and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Fifty Thousand and 00/100 Dollars, (\$150,000.00)**, when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date.

Upon failure to pay said indebtedness as it becomes due, or any part thereof at maturity, 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, 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 **Preferred Homes LLC** represents and certifies that he or she is a duly elected officer of **Preferred Homes LLC** and has been fully empowered, by proper resolution of the Board of Directors of **Preferred Homes LLC** to execute and deliver this deed; that **Preferred Homes LLC** has full corporate capacity to mortgage the real estate described herein; and that all necessary corporate action for the making of such mortgage has been taken and done.

Initials     A    

\$55,000  
cash JTB

IN WITNESS WHEREOF, Preferred Homes LLC has caused this mortgage to be executed this 1<sup>st</sup> day of April 2019.

Preferred Homes LLC

AP

Alfred Perez (Owner)

STATE OF INDIANA )  
) SS:  
COUNTY OF LAKE )

**Document is NOT OFFICIAL!**

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez who having been duly sworn, stated that he is Owner of Preferred Homes LLC who acknowledged the execution of the foregoing Mortgage for and on behalf of said Preferred Homes LLC and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 1<sup>st</sup> day of April 2019.

MY COMMISSION EXPIRES: Sep 14, 2019

[Signature] Notary Public

A Resident of Lake County



JAMES E SIMS JR.  
Notary Public- Seal  
State of Indiana  
My Commission Expires Sep 14, 2019

This Instrument Prepared By: Alfred Perez  
2929 Jewett Ave., Highland, IN 46322  
Our file No. 7350 Wilson Pl. Merrillville, IN 46410

"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."  
PREPARED BY: AP

Initials AP