

OFFICE OF THE LAKE COUNTY RECORDER

LAKE COUNTY GOVERNMENT CENTER 2293 NORTH MAIN STREET CROWN POINT, INDIANA 46307

MICHAEL B. BROWN Recorder

Type of Document

0 (000 1049-N

PHONE (219) 755-3730 FAX (219) 755-3257

Document is the property of the Lake County Records as presented as presented the Lake County Rate of Noting Michael B Brown Filed for Record Record 2019-072549

2019 October 23

11:53:51 AM

INDIANA TITLE NETWORK COMPANY 325 NORTH MAIN CROWN POINT, IN 46307

AMOUNT\$ 55.
CASHCHARGE
CHECK#_27403
OVERAGE
COPY
NON-CONF
DEPUTY

REAL ESTATE MORTGAGE

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

MORTGAGES AND WARRANTS

A ME

to KTP LLC, whose mailing address is 2032 Tanner Cir, Las Vegas NV 89123 as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Legal Description: LOT 48 in Meadow Brook Addition, to the City of Merrillville, IN according to the Lake County Indiana Recorder's Office in PB 25, PG 34

Commonly known as: 1704 West 63rd Avenue, Merrillville, IN 46410

and the rents and profits therefrom, to secure the payment of the principal sum of One Hundred Ninety-nine Thousand and 00/100 Dollars, (\$199,000.00), 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.

This mortgage is second and juntor to a mortgage in the amount of 150,000.08 to 739 James Street LLC, recorded immediately prior to this mortgage ty Recorder!

The obligation under the promissory note for which this mortgage acts as security mature on October 2, 2020.

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 fight to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage of behalf of Preferred Homes LLC, represents and certifies that he or she is a duly authorized member of Preferred Homes LLC, and has been fully empowered, by proper resolution or by way of the terms of the operating agreement of Preferred Homes LLC, to execute and deliver this mortgage; that Preferred Homes LLC, has full capacity to mortgage the real estate described herein; and that all necessary action for the making of such mortgage has been taken and done.

INDIANA TITLE NETWORK COMPANY 325 NORTH MAIN CROWN POINT, IN 46307



1#97403

IN WITNESS WHEREOF, Preferred Homes LLC, has caused this mortgage to be executed this 2nd day of October, 2019.

Preferred Homes LLC,

By: ______ Managing Member

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.

anglia anderson

STATE OF INDIANA)

) SS

Document is

COUNTY OF LAKE)

N. D. C. A.

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 the Managing Member 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 2nd day of October, 2019.

MY COMMISSION EXPIRES:

3/28/2024

Notary Public

A Resident of Portee County

This Instrument Prepared By: Jose C. Sandoval Afforces at Law 2929 Jewett Ave, Highland IN 46322 (219-393-0606)

Our file No. 1704 W 63rd Ave, Merrillville, IN 46410

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GEORGE H VOGRIN
Notary Public, State of Indiana
Lake County
Commission # 682570
My Commission Expires
March 28, 2024

GORGEHOGRIN

Initials 4