



OFFICE OF THE LAKE COUNTY RECORDER

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

**MICHAEL B. BROWN**  
Recorder



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LAKE COUNTY INDIANA RECORDER

COVER PAGE FOR

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RECORDED AS PRESENTED STATE OF INDIANA LAKE COUNTY  
MICHAEL B BROWN FILED FOR RECORD  
RECORDER

**STOP**

2019-072550  
2019 October 23  
11:53:51 AM

Type of Document

*Mortgage*

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

AMOUNT \$ 55.1

CASH \_\_\_\_\_ CHARGE \_\_\_\_\_

CHECK# 27403

OVERAGE \_\_\_\_\_

COPY \_\_\_\_\_

NON-CONF \_\_\_\_\_

DEPUTY DB

## 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

to **Housemart, Inc.**, whose mailing address is **2929 Jewett Ave., Highland, IN 46322** 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 **Two Hundred Thousand and 00/100 Dollars, (\$200,000.00)**, 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 junior and subordinate to a mortgage in the amount of \$150,000.00 from Preferred Homes LLC to 739 James St LLC dated October 2, 2019 and a mortgage in the amount of \$199,00.00 from Preferred Homes LLC to KTP LLC dated October 2, 2019 both recorded immediately prior to this mortgage.**

**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 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 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

Initials

*A*

#27403

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

Preferred Homes LLC,

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.

By: ATP  
Alfred Perez, Managing Member

*Angela Anderson*

STATE OF INDIANA )

) SS :

COUNTY OF LAKE )

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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



*George H VOGRIN*  
Notary Public  
A Resident of Porter County

This Instrument Prepared By: Jose C. Sandoval, Attorney at Law  
2929 Jewett Ave, Highland IN 46322 (219-393-0606)  
Our file No. 1704 W 63rd Ave, Merrillville, IN 46410



Initials Ⓟ