

2019-080946

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

2019 Nov 22 11:47 AM

REAL ESTATE MORTGAGE

This indenture witnesseth that KeyBell, LLC, whose mailing address is 2735 N. Clark, #190 Chicago, Illinois 60614, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Advantage Home Buyers, LLC, as MORTGAGEE, whose mailing address is 971 Theresa Dr, Crown Point, IN 46307

The Land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

Lot 117 in Northwood, in the City of Portage, as shown on plat recorded April 25, 1959 as Plat File 10-E-3 in Plat Book 1, page 162, as amended by Instrument recorded June 29, 1959 in Miscellaneous Record 25, page 210, in the Recorder's Office in Porter County, Indiana.

Tax Parcel ID No.: 64-05-11-333-005.000-016  
more commonly known as 5744 McCasland Ave. Portage, Indiana 46368

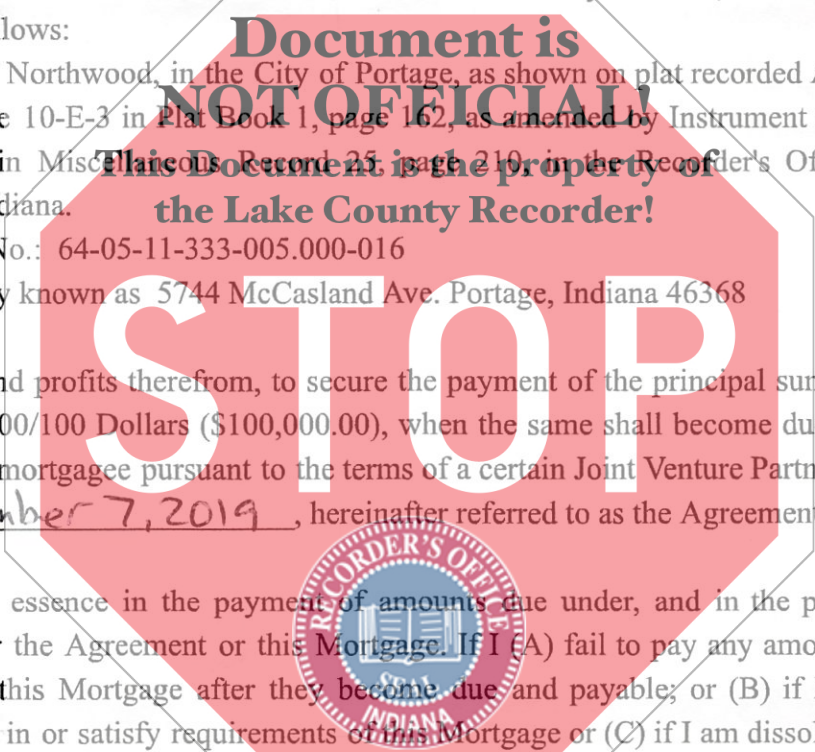
and the rents and profits therefrom, to secure the payment of the principal sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00), when the same shall become due, of all sums due and owing the mortgagee pursuant to the terms of a certain Joint Venture Partnership Agreement dated November 7, 2019, hereinafter referred to as the Agreement.

Time is of the essence in the payment of amounts due under, and in the performance of all promises under the Agreement or this Mortgage. If I (A) fail to pay any amount due under the Agreement or this Mortgage after they become due and payable; or (B) if I fail to keep any promises made in or satisfy requirements of this Mortgage or (C) if I am dissolved or liquidated; then I will be in default without notice and the Mortgagee may require me to pay immediately the full amount of the principal which has not been paid and all the interest that I owe on that amount and any other amounts that I may owe pursuant to the Agreement or this Mortgage, and Mortgagee may, in addition to pursuing other remedies, foreclose this Mortgage by judicial proceeding and sale of the Property. Any such sale will be exempt from any statutes requiring an appraisal of the Property, or requiring that the same not be sold unless a specified percentage of the value is obtained.

Mortgagee shall be entitled, as a matter of strict right, without notice, and ex parte, and without regard to the value or occupancy of the security, or the solvency of the mortgagor, or the adequacy of the property as security for the Agreement, to have a receiver appointed to enter

Initials: MB

\$ 55.00  
M-E  
#1002



proper resolution; that KeyBell, 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.

Dated this 7<sup>th</sup> day of November, 2019.  
KeySay, LLC

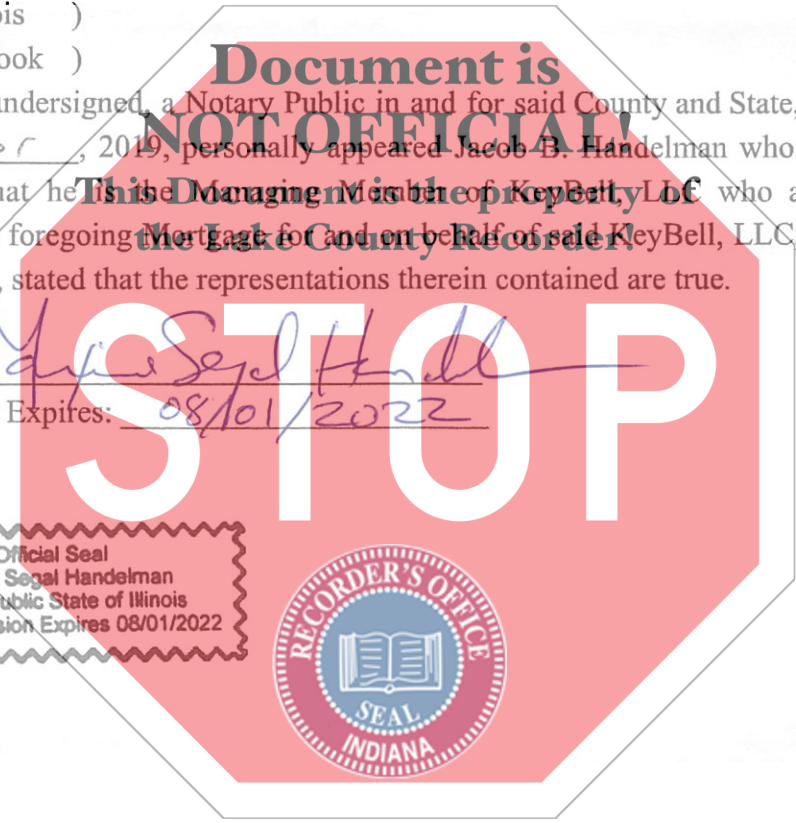
By: [Signature]  
Jacob B. Handelman, President

STATE OF Illinois )  
COUNTY OF Cook )

Before me, the undersigned, a Notary Public in and for said County and State, this 7<sup>th</sup> day of November, 2019, personally appeared Jacob B. Handelman who having been duly sworn, stated that he is the Managing Member of KeyBell, LLC who acknowledged the execution of the foregoing Mortgage for and on behalf of said KeyBell, LLC, and who, having been duly sworn, stated that the representations therein contained are true.

Notary Public [Signature]  
My Commission Expires: 08/01/2022

Official Seal  
Maxine Segal Handelman  
Notary Public State of Illinois  
My Commission Expires 08/01/2022



Initials: [Signature]