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2019-086515

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

2019 Dec 13 11:28 AM

REAL ESTATE MORTGAGE

This indenture witnesseth that **Olson Group Network, LLC**, of **Lake County, Indiana**, as MORTGAGOR,

MORTGAGES AND WARRANTS

to **Ben Baker**, whose mailing address is **3704 Cedar Elm Ln, Wichita Falls, TX 76308** as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Lot Numbered Thirty-two (32) and the East 6 feet of Lot Numbered Thirty-three (33), Block D in Resubdivision of Miller Dunes Addition, as per plat thereof, recorded in Plat Book 25 Page 16 in the Office of the Recorder of Lake County, Indiana.

Commonly known as **6715 E 3rd Ave, Gary, IN 46403**

and the rents and profits therefrom, to secure the payment of the principal sum of **Fifty-Eight Thousand and 00/100 Dollars, (\$58,000.00)**, 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.

Mortgagor warrants and agrees to defend the title to the Property, subject to validly existing easements, rights-of-way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in person other than Mortgagor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

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 **Olson Group Network, LLC**, represents and certifies that he or she is a duly elected officer of **Olson Group Network, LLC**, and has been fully empowered, by proper resolution of the Board of Directors of **Olson Group Network, LLC**, to execute

Initials JB

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

SS100

JB
#27478



and deliver this mortgage; that **Olson Group Network, 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.

IN WITNESS WHEREOF, Olson Group Network, LLC, has caused this mortgage to be executed this 6th day of December, 2019.

Olson Group Network, LLC,

Jarrod Stotmeister (Seal)
Jarrod Stotmeister Authorized Signer

STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

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.

Angela Anderson

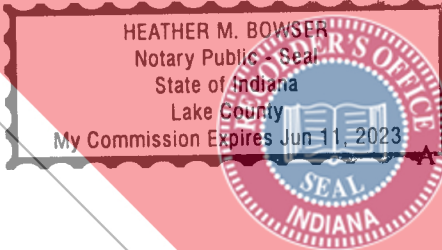
Document is NOT OFFICIAL!

Before me, a Notary Public in and for said County and State, personally appeared **Jarrod Stotmeister** who having been duly sworn, stated that he is an Authorized Signer for **Olson Group Network, LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Olson Group Network, LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this **6th** day of **December, 2019**.

MY COMMISSION EXPIRES:

June 11, 2023



Heather M Bowser

Notary Public

Resident of Lake County

This Instrument Prepared By: **Ben Baker**
3704 Cedar Elm Ln, Wichita Falls, TX 76308

Our file No. **6715 E 3rd Ave, Gary, IN 46403**

Initials *JJ*