

2020-017330

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

2020 Mar 12 11:16 AM

REAL ESTATE MORTGAGE

This indenture witnesseth that **Sarah Jo, LLC**, of Lake County, Indiana, as MORTGAGOR,
MORTGAGES AND WARRANTS

to **Quest Trust Company FBO Shirley Felmlee ROTH #37235-21**, whose mailing address is **17171 Park Row, Suite 100, Houston TX 77084** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Building 14 Unit 3 in The Colonies of Merrillville Condominium (formerly known as the Fairways Condominium) as recorded February 1, 1974 in Plat Book 44, page 29, as Document No. 238215, in the Office of the Recorder of Lake County, Indiana; and as amended by amendment dated July 14, 1978 and recorded September 1, 1978 as Document No. 488399; together with an undivided interest in the common areas and facilities of the Colonies of Merrillville Condominium.

Commonly known as 7002 Fillmore Dr, Merrillville, IN 46410

and the rents and profits therefrom, to secure the payment of the principal sum of **Forty-Five Thousand and 00/100 Dollars, (\$45,000.00)**, 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 junior to a mortgage to Quest Trust Company FBO Lisa Woloshin IRA #16453-11 recorded immediately prior to this mortgage.

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 **Sarah Jo, LLC**, represents and certifies that he or she is a duly elected officer of **Sarah Jo, LLC**, and has been fully empowered, by proper resolution

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

\$551.00
7/3
1/27/24



of the Board of Directors of Sarah Jo, LLC, to execute and deliver this mortgage; that Sarah Jo, 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, Sarah Jo, LLC, has caused this mortgage to be executed this 27th day of February, 2020.

Sarah Jo, LLC,

Jarro 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 Andersen

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 Sarah Jo, LLC, who acknowledged the execution of the foregoing Mortgage for and on behalf of said Sarah Jo, LLC, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 27th day of February, 2020.

MY COMMISSION EXPIRES:

June 11, 2023

HEATHER M. BOWSER
Notary Public - Seal
State of Indiana
Lake County
My Commission Expires Jun 11, 2023

Heather M Bowser

Notary Public

A Resident of Lake County

This Instrument Prepared By: Shirley Feltnice
17171 Park Row, Suite 100, Houston TX 77054

Our file No. 7002 Fillmore Dr, Merrillville, IN 46410

Initials JJ

