

2020-017337

2020 Mar 12 11:16 AM

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

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 Parcel 1: Part of the Southeast Quarter of the Northeast Quarter of Section Seven (7), in Township Thirty seven (37), North of Range Nine (9) West of the 2nd P.M. commencing at a point 30 links South and 4 chains and 74 feet West and 180 feet South of the Northeast corner of said Southeast Quarter of the Northwest Quarter, thence West 25 Feet, thence South 125 feet, thence East 25 feet, thence North 125 feet to the place of beginning, in Lake County, Indiana.

Parcel 2: The east 5 feet of Lot 8 Mettier's Addition to the Town, now City of Whiting, as Shown in Plat Book 2 page 21, in Lake County, Indiana.

Parcel Number: 45-03-07-277-031.000-025

Commonly known as: 1523 Fischrupp Avenue, Whiting IN 46394

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Eighty Thousand and 00/100 Dollars, (\$180,000.00)**, 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 in the amount of 179,000.00 to Herbert H. Bowden Jr. and Constance E. Bowden, recorded immediately prior to this mortgage.

The obligation under the promissory note for which this mortgage acts as security mature on February 28, 2021.

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.

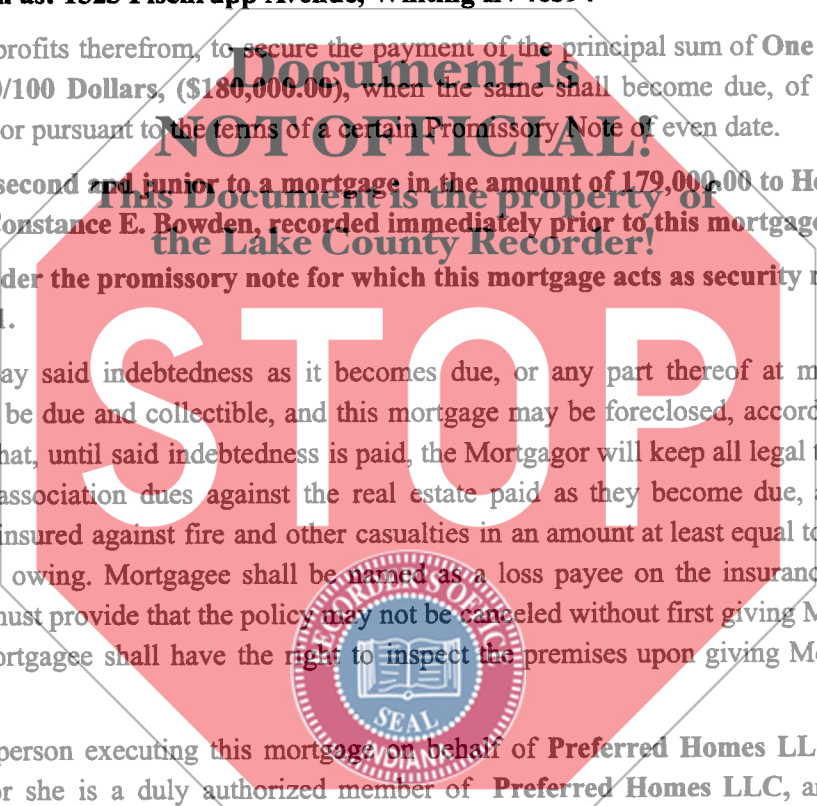
Initials *A*

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

855100

AB

11/27/24



IN WITNESS WHEREOF, Preferred Homes LLC, has caused this mortgage to be executed this 28th day of February, 2020.

Preferred Homes LLC,

By: Alfred Perez
Alfred Perez, 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.

Anyla Anderson

STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

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.

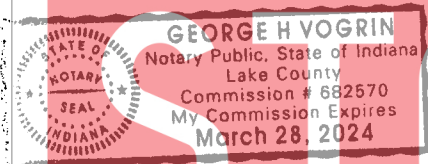
WITNESS my hand and Notarial Seal this 28th day of February, 2020.

MY COMMISSION EXPIRES:

3/28/2024

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!



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. 1523 Fischrupp Ave, Whiting IN 46394



Initials AP