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2020-063685

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

2020 Sep 14 8:54 AM

REAL ESTATE MORTGAGE

This indenture witnesseth that **Jarrold Stotmeister**, of Lake County, Indiana, as MORTGAGOR, MORTGAGES AND WARRANTS to **Kevin Hansberger**, whose mailing address is **816 W. 39th Pl Hobart, IN 46342** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit: **Lot 13 Block 1 Georgetown Addition to Gary, as shown in Plat Book 30, page 17, in the Office of the Recorder of Lake County, Indiana**

Commonly known as: **613 E 47th Ave, Gary, IN 46409**

and the rents and profits therefrom, to secure the payment of the principal sum of **Forty-Seven Thousand and 00/100 Dollars, (\$47,000.00)**, 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 Leonard Karl Hansberger and Ella Jane Hansberger 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 represents and certifies that he 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 JS

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

SSS 100

JS

#27977

IN WITNESS WHEREOF, Jarrod Stotmeister, has caused this mortgage to be executed this 8th day of September, 2020.

[Signature] (Seal)
Jarrod Stotmeister

EXECUTED AND DELIVERED in my presence:

[Signature] (Seal)
Witness: Donna Dyer

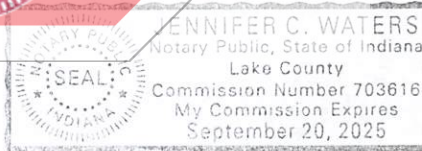
STATE OF INDIANA) **This Document is the property of**
) **the Lake County Recorder!**
) SS :

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Jarrod Stotmeister who acknowledged the execution of the foregoing Mortgage, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 8th day of September, 2020.

[Signature], Notary Public
A Resident of Lake County
MY COMMISSION EXPIRES: 9-20-25



STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Donna Dyer, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Jarrod Stotmeister in the foregoing subscribing witness' presence.

Initials [Signature]

WITNESS my hand and Notarial Seal this 8th day of September, 2020.

Jennifer C. Waters
Notary Public
A Resident of LAKE County

MY COMMISSION EXPIRES:

9-20-25

This Instrument Prepared By: **Kevin Hansberger**
816 W. 39th Pl Hobart, IN 46342

Our file No. **613 E 47th Ave, Gary, IN 46409**

Document is NOT OFFICIAL!

This Document is the property of the Lake County Recorder!

I AFFIRM UNDER THE PENALTIES FOR PERJURY AND FOR TAKING REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER FROM THIS DOCUMENT, UNLESS REQUIRED BY LAW.

ANGELA ANDERSON

JENNIFER C. WATERS
Notary Public, State of Indiana
Lake County
Commission Number 703616
My Commission Expires September 20, 2025

RECORDER'S OFFICE
SEAL
INDIANA

STOP

Initials JJ