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2020-063699

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 **Olson Group Network, LLC** of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Quest Trust Company FBO Joan F Cohen IRA #31122-11- 17171 Park Row Dr #100, Houston, TX 77084, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Lot Number Eighteen (18) in Block Number One (1) as marked and laid down on the recorded Plat of Eastgate Subdivision in the City of Hammond, Lake County, Indiana, as the same appears of record in Plat Book 30, page 16 in the Recorder's Office of Lake County, Indiana, of

Commonly known as 3315 163rd St, Hammond, IN 46323, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Eighty Thousand and 00/100 Dollars, (\$80,000.00) 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 and deliver this deed; 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.

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

ASSISTANT
JB
#27977

IN WITNESS WHEREOF, **Olson Group Network, LLC**, has caused this mortgage to be executed this 31st day of August, 2020.

Olson Group Network, LLC,

By: [Signature]
Jarrod Stotmeister, Authorized Signer

EXECUTED AND DELIVERED in my presence:

[Signature]
Witness: Adam Burau

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

Before me, a Notary Public in and for said County and State, personally appeared Jarrod Stotmeister who having been duly sworn, stated that he/she is the Authorized Signer on behalf of **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 31st day of August, 2020.

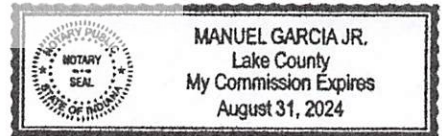
Manuel Garcia Jr
Manuel Garcia Jr Notary Public



MY COMMISSION EXPIRES:

August 31st 2024

A Resident of Lake County



STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Jarrod Stotmeister Adam Burau, 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, an Authorized Signer on behalf of **Olson Group Network, LLC**, in the foregoing subscribing witness' presence.

Initials JS

WITNESS my hand and Notarial Seal this 31st day of August, 2020.

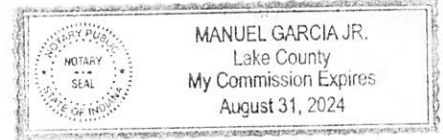
Manuel Garcia Jr

MY COMMISSION EXPIRES:

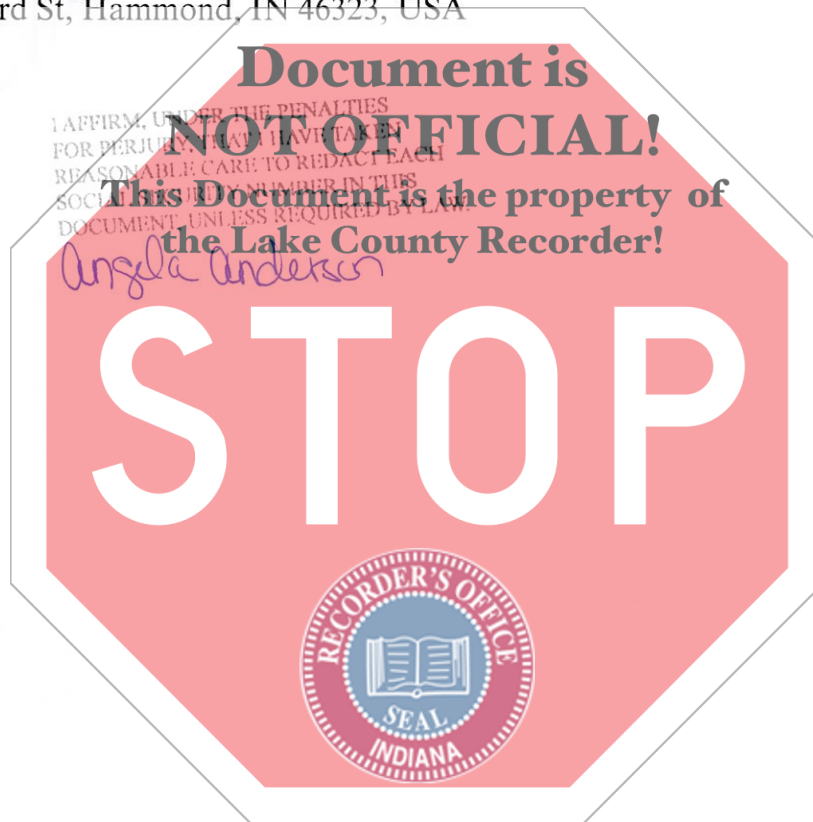
Manuel Garcia Jr Notary Public

August 31st 2024

A Resident of Porter County



This Instrument Prepared By: Joe Cohen
17171 Park Row Dr #100, Houston, TX 77084
Our file No. 3315 163rd St, Hammond, IN 46323, USA



Initials JD