

3

### REAL ESTATE MORTGAGE

This indenture witnesseth that **TMS Development LLC**, whose mailing address is **2929 Jewett Ave, Highland IN 46322** of **Lake County, Indiana**, as MORTGAGOR,

MORTGAGES AND WARRANTS

To **FNBB Investments LLC**, whose mailing address is **464 Brighton Ln Dyer, IN 46311**, as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

**Legal Description: The South 75 feet of Lot 20 in Block 3 in Knickerbocker Manor 6th Addition to the Town of Munster, in Lake County, Indiana.**

**Parcel Number: 45-06-24-327-030.000-027**

**Commonly known as: 8646 Hohman Avenue, Munster, IN 46321**

and the rents and profits therefrom, to secure the payment of the principal sum of **Two Hundred Sixty-nine Thousand Five Hundred and 00/100 Dollars, (\$269,500.00)**, 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.

**The obligation under the promissory note for which this mortgage acts as security mature on July 25, 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 **TMS Development LLC**, represents and certifies that he or she is a duly authorized representative of **TMS Development LLC**, and has been fully empowered by proper resolution to execute and deliver this Mortgage; and that all necessary action for execution of this Mortgage has been taken and done.

CHICAGO TITLE INSURANCE COMPANY

2020-068161  
2020 Sep 25 9:42 AM

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

86118c

**CTIC Has made an accomodation recording of the instrument.**

Initials 

CC# 1820801873 \$5500-



IN WITNESS WHEREOF, TMS Development LLC, has caused this mortgage to be executed this 25th day of July, 2020.

TMS Development LLC

By: [Signature] (Seal)

Matthew Scheltens, Managing Member

MATTHEW SCHELTENS, MEMBER

Printed Name

EXECUTED AND DELIVERED in my Presence:

[Signature]

Witness's Signature

Heather Gros

Witness's Print Name

STATE OF INDIANA )

) SS :

COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Matthew Scheltens, Managing Member** of **TMS Development LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **TMS Development LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 25th day of July, 2020.

MY COMMISSION EXPIRES:

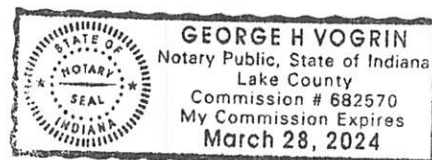
3/28/2024

[Signature]

Notary Public

A Resident of Lake County

Initials [Signature]



STATE OF INDIANA )

) SS :

COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared HEATHER GROSS, being known 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 **Matthew Scheltens, Managing Member of TMS Development LLC** in the above-name subscribing witness's presence, and that the above named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and Notarial Seal this **25th** day of **July, 2020**

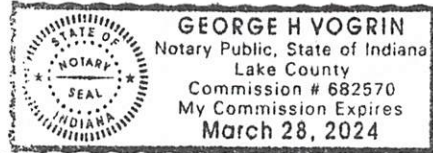
MY COMMISSION EXPIRES:

3/28/2024

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. 8646 Hohman Ave, Munster, IN 46321

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. Jared Gutierrez

Initials HW