

2020-068163

2020 Sep 25

9:42 AM

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

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 **KCKC LLC**, whose mailing address is **3008 Brampton Lane, Dyer IN 46311**, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Legal Description: LOT 11 EXCEPT THE NORTH 22 FEET THEREOF, ALL OF LOTS 12 AND 13, AND THE NORTH 5 FEET OF LOT 14, BLOCK 15 IN JOE R. LANE'S FIRST ADDITION TO IVANHOE, GARY, LAKE COUNTY, INDIANA.

Parcel Number: 45-07-12-255-018.000-004

Commonly known as: 1346 Ralston Street, Gary, IN 46406

CHICAGO TITLE ASSOCIATE COMPANY

and the rents and profits therefrom, to secure the payment of the principal sum of **Sixty-two Thousand and 00/100 Dollars, (\$62,000.00)**, when the same shall become due, of all sums due and owing the mortgageor 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 August 6, 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 Mortgageor 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 Mortgageor 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.

CTA 1820801873 #5500

86120c

CTIC Has made an accomodation recording of the instrument.

JTB

Initials AM

IN WITNESS WHEREOF, TMS Development LLC, has caused this mortgage to be executed this 6th day of August, 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

John P. [Signature]
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 6th day of August, 2020.

MY COMMISSION EXPIRES:

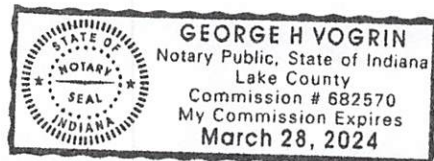
3/28/24

[Signature]

Notary Public

A Resident of Posey 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 John P. Me, 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.

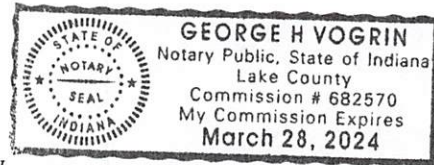
WITNESS my hand and Notarial Seal this **6th** day of **August, 2020**

MY COMMISSION EXPIRES:

3/28/24

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. 1346 Ralston St, Gary, IN 46406

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. José C. Sandoval

Initials JS