

2020-068164

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

2020 Sep 25 9:42 AM

REAL ESTATE MORTGAGE

This indenture witnesseth that **Matthew Scheltens**, whose mailing address is **7896 Delaware Pl, Merrillville, IN 46410** of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

To **Kent Devries**, 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 69, Chapel Manor, Unit No. 3 as shown in Plat Book 35, page 9 in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-12-22-128-006.000-030

Commonly known as: 7896 Delaware Place, Merrillville, IN 46410

and the rents and profits therefrom, to secure the payment of the principal sum of **Forty Thousand and 00/100 Dollars, (\$40,000.00)**, 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.

The obligation under the promissory note for which this mortgage acts as security mature on March 30, 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.

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CTIC Has made an accomodation recording of the instrument.

CCFA 1820801873

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MB

Initials

[Handwritten signature]

CHICAGO TITLE INSURANCE COMPANY

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IN WITNESS WHEREOF, Matthew Scheltens, has caused this mortgage to be executed this 30th day of June, 2020.

By: [Signature] (Seal)
Matthew Scheltens, Borrower

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 who acknowledged the execution of the foregoing Mortgage.

WITNESS my hand and Notarial Seal this 30th day of June, 2020.

MY COMMISSION EXPIRES:

3/28/2024



[Signature]

Notary Public

A Resident of Posey County

This Instrument Prepared By: Jose C. Sandoval, Attorney at Law
2929 Jewett Ave, Highland IN 46322 (219-393-0606)
Our file No. 7896 Delaware Pl, Merrillville, IN 46410

I affirm, under the penalties for perjury, that I have taken reasonable care to redact my Social Security number in this document, unless required by law. Jared Butierrez

Initials [Signature]