

3

REAL ESTATE MORTGAGE

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

MORTGAGES AND WARRANTS

To **Robert W Shafer**, whose mailing address is **1405 E Ridgefield Dr, Mahomet, IL 61853**, as **MORTGAGEE**, the following real estate in **Lake County, State of Indiana**, to wit:

Legal Description: Lot 1 to 6 both inclusive and the North half of Lot 7 Block 1, Second Addition to Calumet City of Gary, as shown in Plat Book 2, Page 40, in Lake County, Indiana.

Parcel Number: 45-05-31-457-022.000-004

Commonly known as: 276 North Henry Street, Gary, IN 46403

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Sixty-eight Thousand Seven Hundred Fifty and 00/100 Dollars, (\$168,750.00)**, 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 August 18, 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 **MPA Holding LLC**, represents and certifies that he or she is a duly authorized member of **MPA Holding LLC**, and has been fully empowered by proper resolution or by way of the terms of the operating agreement of **MPA Holding LLC** to execute and deliver this Mortgage; and that all necessary action for execution of this Mortgage has been taken and done.

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

2020-072918

2020 Oct 14

8:33 AM

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

Initials WS

55-AM

#28107

IN WITNESS WHEREOF, MPA Holding LLC., has caused this mortgage to be executed this 18th day of August, 2020.

MPA Holding LLC,

By: [Signature]

Wayne Sheaffer, Member

Wayne D. Sheaffer

Printed Name

EXECUTED AND DELIVERED in my Presence:

[Signature]
Witness's Signature

Annette Meyer
Witness's Print Name

STATE OF INDIANA)
) SS :
COUNTY OF LAKE)



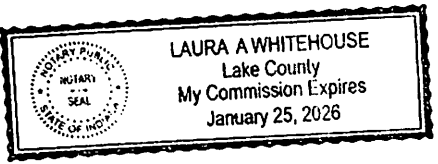
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne Sheaffer, Member of MPA Holding LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **MPA Holding LLC**, and who, having been duly sworn, stated that the representations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

WITNESS my hand and Notarial Seal this 18th day of August, 2020.

MY COMMISSION EXPIRES:
8/13/2020 / 1/25/2026 ^{fw}

Laura A. Whitehouse

Notary Public
A Resident of Lake County



Initials WS

STATE OF INDIANA)

) SS :

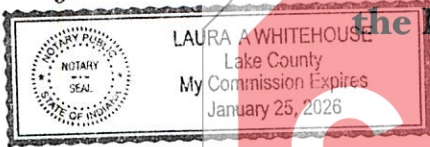
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Annette Moyer, 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 **Wayne Sheaffer, Member of MPA Holding 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 18th day of August, 2020

MY COMMISSION EXPIRES

August 13, 2026 ^{du} 1/25/2026



Document is

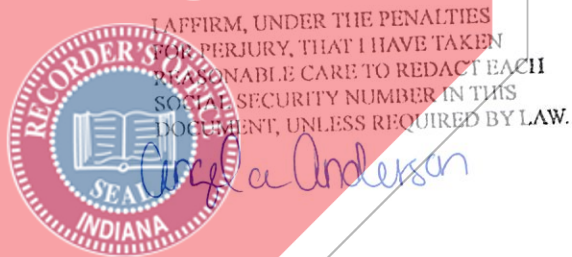
NOT OFFICIAL!

This Document is the property of Laura A Whitehouse
the Lake County Recorder, Notary Public

A Resident of Lake County



This Instrument Prepared By: **Jose C. Sandoval, Attorney at Law**
2929 Jewett Ave, Highland IN 46322 (219-393-0606)
Our file No. 276 N Henry St, Gary, IN 46403



Initials WS