

3

2020-089095

2020 Dec 4

12:14 PM

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

REAL ESTATE MORTGAGE

This indenture witnesseth that Preferred Homes LLC, 2832 Bristlecone Dr. Schererville, IN 46375 of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Right Price, LLC as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Legal Description: Lot 68A, in Turkey Creek Meadows, Unit No 10, as per plat thereof, recorded in Plat Book 36, page 100 in the Office of the Recorder of Lake County, Indiana

Parcel - 45-12-09-377-016,000-030

Commonly known as 906 W 68th Pl. Merrillville, IN 46410

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Sixty Thousand and 00/100 Dollars, (\$160,000.00)**, 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.

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 Preferred Homes LLC represents and certifies that he or she is a duly elected officer of Preferred Homes LLC and has been fully empowered, by proper resolution of the Board of Directors of Preferred Homes LLC to execute and deliver this deed; that Preferred Homes 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 A

55.00
Cash
KK

IN WITNESS WHEREOF, Preferred Homes LLC, has caused this mortgage to be executed this 12th day of November, 2020.

Preferred Homes LLC,

By: Al P
Alfred Perez, Managing Member

EXECUTED AND DELIVERED in my Presence:

[Signature]
Witness's Signature

DENNIS LARSON
Witness's Print Name



STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez who having been duly sworn, stated that he is the Managing Member of Preferred Homes LLC, who acknowledged the execution of the foregoing Mortgage for and on behalf of said Preferred Homes LLC, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 12th day of November, 2020.

MY COMMISSION EXPIRES:

February 28, 2025



Maryellen Jennifer Aardema
Notary Public

MARYELLEN JENNIFER AARDEMA
NOTARY PUBLIC
SEAL

A Resident of Lake County

STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES FEBRUARY 28, 2025

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALFRED PEREZ, 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

Initials A

and delivered by **Alfred Perez**, **Managing Member** of **Preferred Homes 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 **12th** day of **November, 2020**.

MY COMMISSION EXPIRES:

February 28, 2025

Maryellen J Aardema

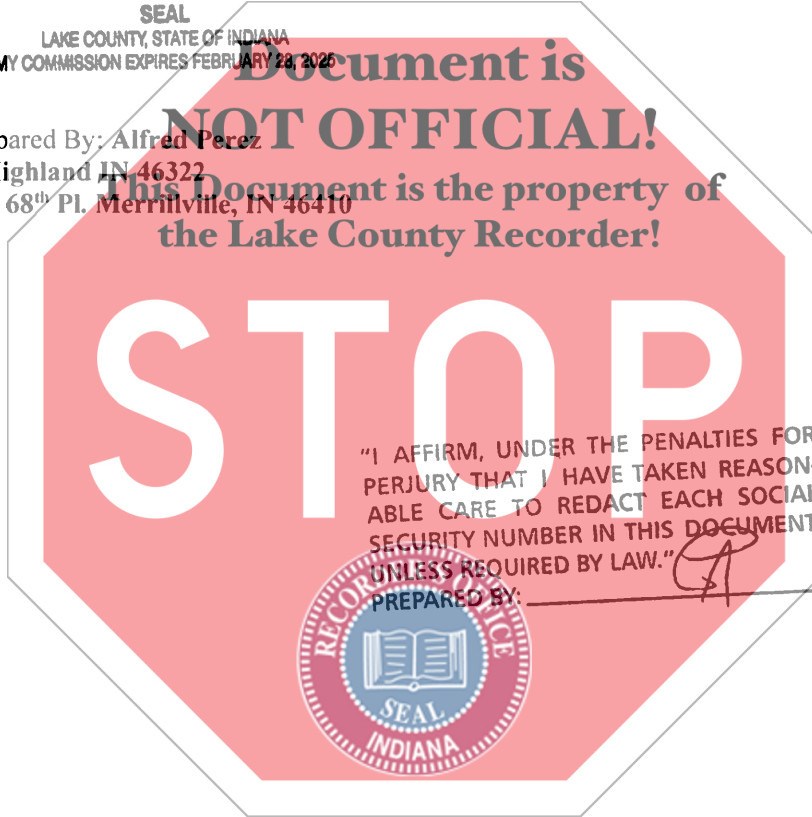
Notary Public

A Resident of Lake County

MARYELLEN JENNIFER AARDEMA
NOTARY PUBLIC

SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES FEBRUARY 28, 2025

This Instrument Prepared By: Alfred Perez
2929 Jewett Ave, Highland IN 46322
Our file No. 906 W 68th Pl. Merrillville, IN 46410



Initials A