## 2020-089096

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:

COUNTRY CLUB 2ND ADD. SECTION 'C' ALL L.1 BL.3

Parcel - 45-12-05-476-001.000-030

Document is

Commonly known as 1981 W 58th Pl. Merriliville, IN 46410

This Document is the property of

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 mortgagor 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 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 Wortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgager 24 hours written notice.

The undersigned person executing this mortgage of 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

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IN WITNESS WHEREOF, Preferred Homes LLC has caused this mortgage to be executed this 30th day of October 2020.

Preferred Homes LLC
Alfred Perez (Owner)
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 Owner 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 it is the property of
WITNESS my hand and Notarial Seal this 30th day of October 2020.
MY COMMISSION EXPIRES: Johnson 28, 3025  Maryellen Jennifer Aardema Notary Public  A Resident of Jake County  MARYELLEN JENNIFER AARDEMA NOTARY PUBLIC SEAL LAKE COUNTY, STATE OF INDIANA
This Instrument Prepared By: Alfred Perez 2929 Jewett Ave., Highland, IN 46322 Our file No. 1981 W 58th Pl. Merrillville, IN 46410

Initials \_\_\_\_\_

"I AFFIRM, UNDER THE PENALTIES FOR TOWNEY THAT I HAVE TAKEN REASONLE CARE TO REDACT EACH SOCIAL CURITY NUMBER IN THIS DOCUMENT,

TO STATE OF THE ST

## **CERTIFICATE OF PROOF**

WITNESS to the signature (s) on the foregoing instrument to which this Proof is attached.

$\mathcal{J}$	
The Jane	
Witness Signature	
AAICHE22 SIBHACATE	
DENNIS LARSON	
Witness Printed Name	
Document is	
NOT OFFICIAL!	
PROOF:	
This Document is the property of	
STATE OF	
·	
COUNTY OF AKE	
COONTION	
Before me a Notary Public in and for said County and State, Dated on !	1 12 120201
personally appeared the above-named WITNESS to the foregoing instru	ment, who, being by me
duly sworn, did depose and say that he/she knows WITNESS- Down	is Usean to
be the individual(s) described in and who executed the foregoing instru	nent: that said
WITNESS was present and saw said GRANTOR(S)- AFRED PEREZ	
the same: and the said WITNESS at same time subscribed his/her name	as a witness thereto
SEAL SEAL	
MOIANAME	
Ma da la la facta	
NOTARY PUBLIC SIGNATURE	
Maryellen Janter Aardene	
NOTARY PRINTED NAME	
	MARYELLEN JENNIFER AARDEMA
Notary Name exactly as Commission	NOTARY PUBLIC SEAL
Notary Public- State of	LAKE COUNTY, STATE OF INDIANA BY COMMISSION EXPIRES FEBRUARY 28, 2025
Seal 1 2522	II COMMISSION EXPERES LESIONAL ESPACE
My Commission Expires: Jebruary 28,2025	
Commission No:	