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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

Commonly known as 1981 W 58th 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 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 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 **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

5500
CASH
LTC

CERTIFICATE OF PROOF

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

Dennis Larson
Witness Signature

DENNIS LARSON
Witness Printed Name

PROOF:

STATE OF Indiana **Document is NOT OFFICIAL!**
This Document is the property of the Lake County Recorder!

COUNTY OF Lake

Before me a Notary Public in and for said County and State, Dated on 11 / 12 / 2020, personally appeared the above-named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows WITNESS- Dennis Larson to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said GRANTOR(S)- ALFRED PEREZ execute the same: and the said WITNESS at same time subscribed his/her name as a witness thereto

Maryellen Jennifer Aardema
NOTARY PUBLIC SIGNATURE

Maryellen Jennifer Aardema
NOTARY PRINTED NAME

Notary Name exactly as Commission
Notary Public- State of
Seal

My Commission Expires: February 28, 2025
Commission No: _____

MARYELLEN JENNIFER AARDEMA
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES FEBRUARY 28, 2025