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2020-089097

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:

E. 70FT OF S.135FT OF N. 640FT OF W1/2 N1/2 W1/2 S1/2 E1/2 W1/2 E1/2 SE. S.22 T. 36 R.9 .217AC

Parcel - 45-07-22-477-028.000-026

Commonly known as 3831 Wicker Ave. Highland, IN 46322

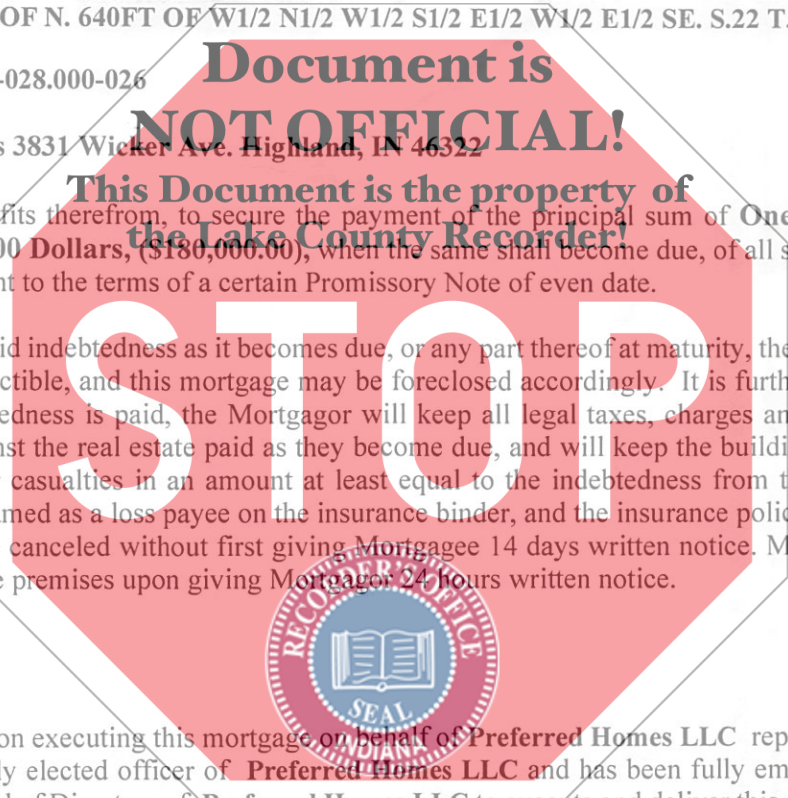
and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Eighty Thousand and 00/100 Dollars**, (\$180,000.00), when the same shall become due, of all sums due and owing the mortgagor pursuant to the terms of a certain Promissory Note of even date.

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

AP



55.00  
cash  
KLC

IN WITNESS WHEREOF, Preferred Homes LLC has caused this mortgage to be executed this 23<sup>rd</sup> day of October 2020.

Preferred Homes LLC

Alfred Perez

Alfred Perez (Owner)

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

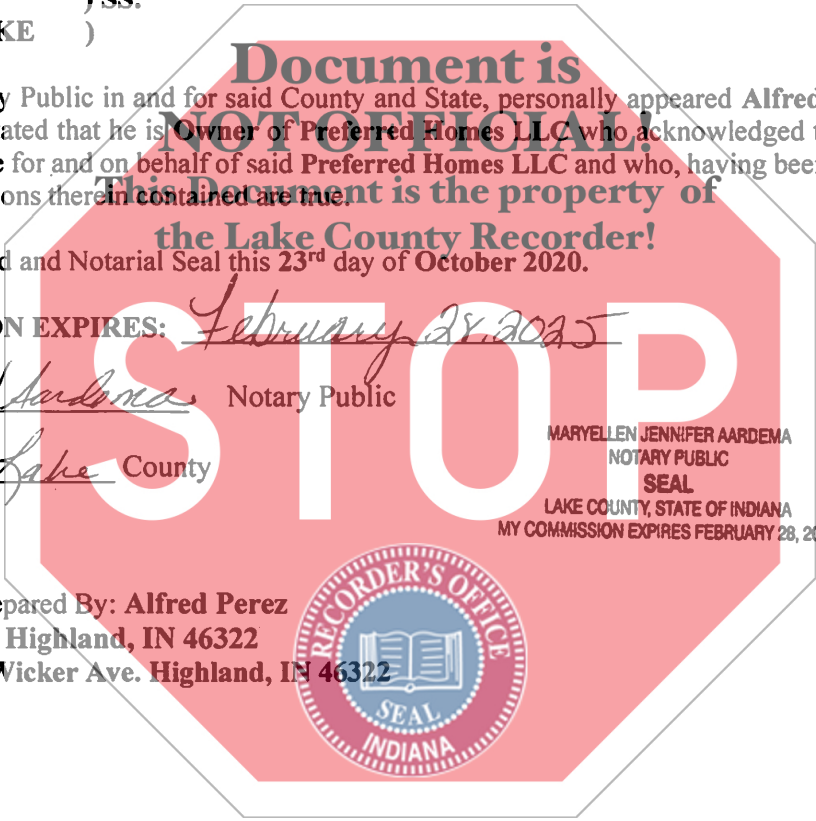
Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez who having been duly sworn, stated that he is Owner of Preferred Homes LLC who acknowledged the execution of the foregoing Mortgage for and on behalf of said Preferred Homes LLC and who, having been duly sworn,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

WITNESS my hand and Notarial Seal this 23<sup>rd</sup> day of October 2020.

MY COMMISSION EXPIRES: February 28, 2025

Maryellen Aardema Notary Public

A Resident of Lake County



This Instrument Prepared By: Alfred Perez  
2929 Jewett Ave., Highland, IN 46322  
Our file No. 3831 Wicker Ave. Highland, IN 46322

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."  
PREPARED BY: GA

Initials AP

CERTIFICATE OF PROOF

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

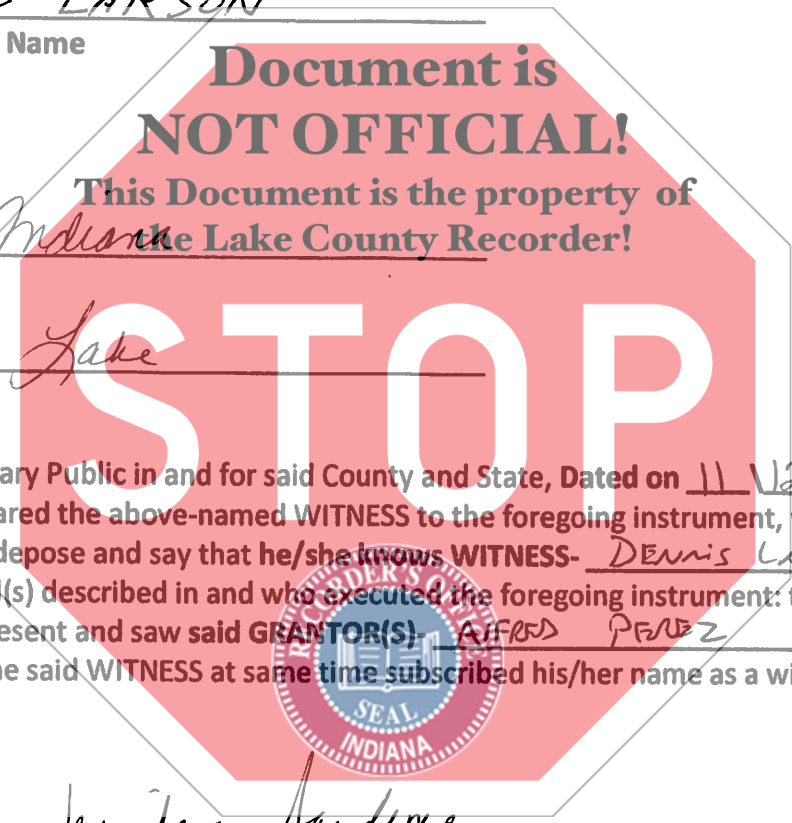
*Dennis Larson*  
Witness Signature

DENNIS LARSON  
Witness Printed Name

PROOF:

STATE OF Indiana

COUNTY OF Lake



Before me a Notary Public in and for said County and State, Dated on 11/12/201, 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