

4
2020-089651

2020 Dec 8

9:52 AM

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

INDEMNIFYING MORTGAGE

This **INDEMNIFYING MORTGAGE** (the "Mortgage") is made effective as of **October 6, 2020**, by **DANIEL GRANGER** with an address of **413 W. Walnut St, in Crown Point, Indiana 46307** ("Borrower"), for the benefit of **DEMOTTE STATE BANK**, an Indiana state bank, with an address of **1615 E. Commercial Ave, P O Box 346, Lowell, IN 46356** ("Lender"). Borrower hereby irrevocably grants, encumbers, conveys, assigns, transfers, mortgages and warrants to Lender, its successors and assigns, all of its estate, title and interest in and to the following, now existing or hereafter arising in the real property located in **Crown Point, Lake County, Indiana** and all buildings and improvements now existing or hereafter placed thereon, to wit:

THE WEST 196.62 FEET OF THE EAST 508.24 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

**COMMONLY KNOWN AS: 4112 W 133rd Ave, Crown Point, IN 46307
PARCEL #45-16-19-378-004.000-041**

This Mortgage is made pursuant to Indiana Code § 32-29-10-1 *et seq.* as a series mortgage to secure the payment of: (i) that certain Promissory Note dated **December 17, 2019** payable to the order of Lender in the original face amount of **One Hundred Seventy-five Thousand and 00/100 Dollars (\$175,000.00)** with a Maturity Date of not later than **December 16, 2020**, and all extensions, renewals, reamortizations, restatements, modifications and amendments thereof; (the "Note") which shall be the original security instrument as defined in Indiana Code § 32-29-10-3; (ii) all supplemental indentures, as defined in Indiana Code § 32-29-10-4; (iii) all future advances, obligations or advances made by Lender to Borrower in the aggregate up to **One Hundred Seventy-five Thousand and 00/100 Dollars (\$175,000.00)**, shall, in each instance, be secured by this Mortgage in accordance with Indiana Code § 32-29-1-10, pursuant to the provisions of this Mortgage; and (iv) all indebtedness or liability, of every kind, character and description of Borrower(s) to Lender created before or hereafter created, such as future loans, advances, overdrafts, and all indebtedness that may accrue to Lender by reason of the Borrower(s), becoming surety or endorser for any other person, whether said indebtedness was originally payable to Lender or has come to it by assignment or otherwise and shall be binding upon the Borrower(s), and remain in full force and effect until all said indebtedness is paid (collectively, the "Indebtedness"). This Mortgage shall secure the full amount of said Indebtedness without regard to the time when same was made. Borrower(s) expressly agree to pay all Indebtedness secured hereby, and the same shall be collectable without relief from valuation and appraisal laws and with attorney's fees, and in case it should become necessary to appoint a Receiver for any property that may be secured by this Mortgage, it shall not be necessary to serve notice upon the Borrower(s).

Pursuant to Indiana Code § 32-29-10-5, the lien of this Mortgage shall expire ten (10) years after the maturity date of the Note secured hereby, **December 16, 2030**, as such expiration date shall be extended by subsequent bonds, notes or debentures secured hereby and evidenced by subsequent amendments hereto.

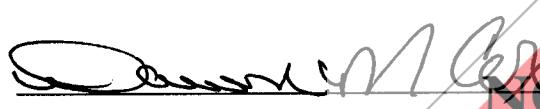
55.00
CLEH 307289
KK

This Indemnifying Mortgage has been executed by the undersigned effective as of the date and year first set forth above.

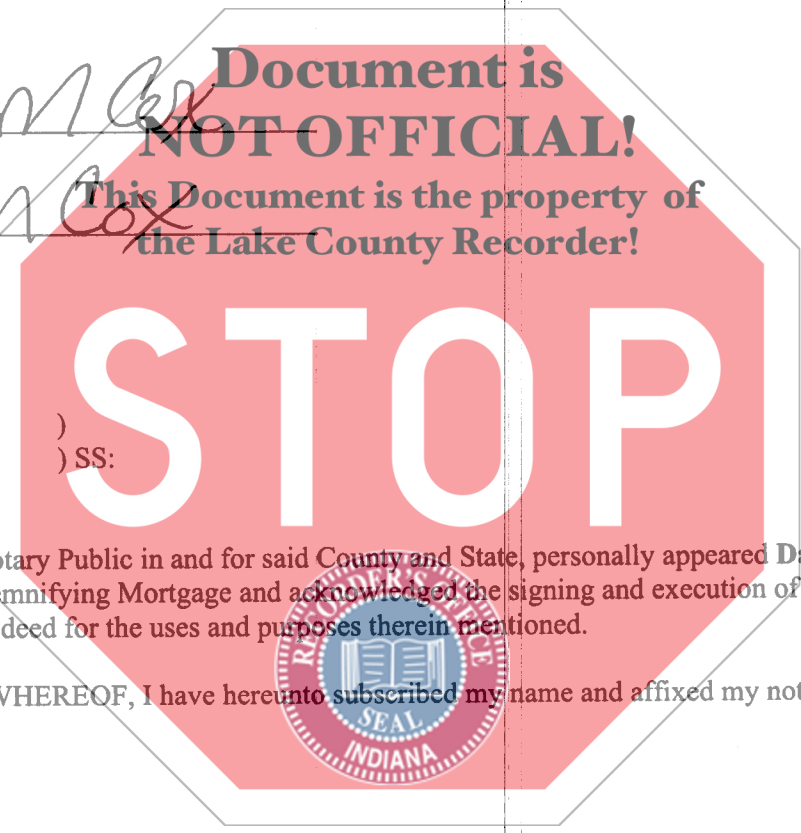


Daniel Granger

Signed, acknowledged and delivered in the presence of:



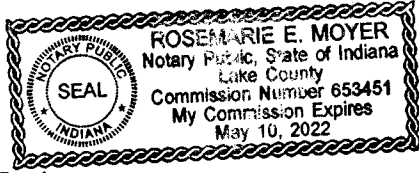
Witness's Printed Name **Dawn M Cox**



STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **Daniel Granger**, who executed the foregoing Indemnifying Mortgage and acknowledged the signing and execution of said instrument to be such person(s) voluntary act and deed for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, on this **6th** day of **October**, 2020.



My Commission Expires:
My Commission No.
County of Residence:

Rosemarie E. Moyer
Notary Public

This instrument was prepared by: Guy A. Carlson, Exec V P & Lowell Banking Center Manager

"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." Rosemarie E. Moyer, Loan Secretary



CERTIFICATE OF PROOF

EXECUTED AND DELIVERED in my presence:

Dawn M Cox [Witness's Signature]

Witness: Dawn M Cox [Witness's Printed Name]

STATE OF INDIANA)
COUNTY OF Lake) SS:

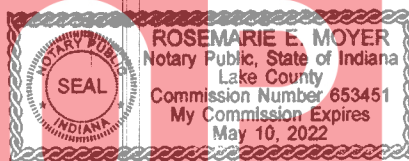
Before me, a Notary Public in and for said County and State, personally appeared Dawn M Cox [Witness's Name], being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Daniel Granger** [Grantor's or other Signer's Name] in the above-named 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 14th day of October of 2020

Rosemarie E Moyer

Rosemarie E. Moyer
Notary Public's Printed Name

Notary Public - State of Indiana
Residing at Lake County
My Commission Expires: May 10, 2022
Commission No. 653451



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. Guy A. Carlson, Exec VP & Lowell Banking Center Manager

Instrument prepared by: Rosemarie E. Moyer, Loan Secretary

