

REAL ESTATE MORTGAGE

This Indenture witnesses that **Heritage Contracting, LLC** of Lake County, Indiana, as MORTGAGOR, MORTGAGES AND WARRANTS to

Dakota Properties, LLC (\$28,050), in an undivided 25.2% Interest
CamaPlan FBO Mark Audias IRA R200713-04 (\$11,950), in an undivided 10.7% interest

whose mailing address is **7726 Teft St. Merrillville, IN 46410** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

HOBART LAKE SHORE SUB. S. 37 FT. L.9 BL.1 N. 9 FT. OF L.10 BL.1

Commonly known as **157 S Colorado St. Hobart, IN 46342.**

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Eleven Thousand Five Hundred and 00/100 Dollars, (\$11,506.00)**, 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.

This mortgage is second and junior to a mortgage dated 2/10/2021 to Fire Tower Rd Trust recorded prior to this mortgage.

Mortgagor warrants and agrees to defend the title to the Property, subject to validly existing encumbrances; rights of way, and prescriptive rights of record; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in person other than Mortgagor, and other instruments, other than conveyance of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

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 owners 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. Mortgages shall be named as a loss payee on this insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving Mortgagor 14 days written notice. Mortgagor shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **Heritage Contracting, LLC** represents and certifies that he or she is a duly elected officer of **Heritage Contracting, LLC** and has been fully empowered, by proper resolution of the Board of Directors of **Heritage Contracting, LLC** to execute and deliver this mortgage; that **Heritage Contracting, 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.

IN WITNESS WHEREOF, **CHARLES DOWDEY** has caused this mortgage to be executed this **4th day of March, 2021.**

Heritage Contracting, LLC

By: 

Thomas J. Vogel Member

Executed and Delivered in my presence:

Peter Richter - witness
Peter Richter - witness

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas J. Vogel, member** who acknowledged the execution of the foregoing Mortgage and on behalf of said **Thomas J. Vogel**, and who, having been duly sworn, stated that the representations herein contained are true.

WITNESS my hand and Notarial Seal this **4th** day of **March, 2021.**

NOT AN OFFICIAL DOCUMENT

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MY COMMISSION EXPIRES:

February 23, 2029

Annette Marion Moye

Notary Public

A Resident of Lake County



Our file No. 435

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: Darrell Audiss

Property of Lake County Recorder