

REAL ESTATE MORTGAGE

This indenture witnesseth that **Housemart, Inc.**, whose mailing address is **2929 Jewett Ave., Highland IN 46322** of **Lake County, Indiana**, as MORTGAGOR,

MORTGAGES AND WARRANTS

To **Robert W Shafer**, whose mailing address is **1405 E Ridgefield Dr, Mahomet, IL 61853** as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

Legal Description:

Parcel 1: Lot Ten (10), Woodland Shores Re-Subdivision of Lots 5,6,7, 10, 11, 12, 13, 14, part of 17, 18, 19, 20, in Block 2, and part of Outlot "H" of Woodland Shores Addition to Cedar Lake, as per plat thereof, recorded in Plat Book 43, page 4, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: Lot Four (4), in Block Two (2), in Woodland Shores Addition to Cedar Lake, as per plat thereof, recorded in Plat Book Twenty-seven (27), page Ninety-five (95), in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-15-26-181-039,000-043

Commonly known as: 7209 West 136th Avenue, Cedar Lake, IN 46303

and the rents and profits therefrom, to secure the payment of the principal sum of **Two Hundred Seventeen Thousand Five Hundred and 00/100 Dollars, (\$217,500.00)**, 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.

The obligation under the promissory note for which this mortgage acts as security mature on February 12, 2022.

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 **Housemart, Inc.**, represents and certifies that he or she is a duly authorized representative of **Housemart, Inc.**, and has been fully empowered by proper resolution to execute and deliver this Mortgage; and that all necessary action for execution of this Mortgage has been taken and done.

Initials RS

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Housemart, Inc., has caused this mortgage to be executed this 12th day of February, 2021.

Housemart, Inc.

By: [Signature]

Wayne Sheaffer, President

Wayne D. Sheaffer

Printed Name

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.

Angela Anderson

EXECUTED AND DELIVERED in my Presence:

[Signature]

Witness's Signature

MATTHEW SCHECTENS

Witness's Print Name

STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Wayne Sheaffer, President of Housemart, Inc.**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Housemart, Inc.**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 12th day of February, 2021.

MY COMMISSION EXPIRES:

3/28/2024

[Signature]

Notary Public

A Resident of Porter County



Initials WS

STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~Matthew Schreiner~~, 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 **Wayne Sheaffer, President of Housemart, Inc**, in the above-name 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 12th day of February, 2021.

MY COMMISSION EXPIRES:

3/28/2024

George H. Vogrin

Notary Public

A Resident of Posey County



This Instrument Prepared By: **Jose C. Sandoval, Attorney at Law**
2929 Jewett Ave, Highland IN 46322 (219-393-0606)
Our file No. 7209 W 136th Ave, Cedar Lake IN 46303

Initials JCS