

# NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-00930, 1

2021 505976

07/27/2021 10:48AM

Total Fees: 55.00

By: TS

Pg #: 2

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

## REAL ESTATE MORTGAGE

This indenture witnesseth that **Manuel Cedano**, of Lake County, as  
**MORTGAGOR**, **MORTGAGES AND WARRANTS** to **B-2-B Holding Company**, of **Lee's Summit, Missouri**, as **MORTGAGEE**, the following real estate in Lake County, State of Indiana, to wit:

AN APPROXIMATELY FIVE (5) ACRE PARCEL CONSISTING OF A SQUARE HAVING SIDES 466.7 FEET LONG IN THE SOUTHWESTERNMOST CORNER OF THE FOLLOWING TRACT: THAT PART OF THE SOUTH HALF OF SECTION 11, TOWNSHIP 32 NORTH, RANGE 8 WEST OF THE SECOND P.M., WHICH LIES NORTH OF THE BROWN DITCH, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 00° 00' 0" WEST ALONG THE WEST LINE OF SAID SECTION 11 A DISTANCE OF 721.92 FEET TO THE CENTER OF BROWN DITCH, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 1918.32 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 11; THENCE NORTH 89° 49' 10" EAST ALONG SAID NORTH LINE A DISTANCE OF 5074.08 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-65 AS PER RIGHT OF WAY GRANT RECORDED IN RIGHT OF WAY BOOK 1229 PAGE 166 ON SEPTEMBER 5, 1964 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, SAID POINT BEING 221.62 FEET WEST OF THE EAST LINE OF SAID SECTION 11; THENCE SOUTH 00° 12' 22" WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 693.26 FEET TO THE CENTER OF BROWN DITCH; THENCE SOUTH 75° 58' 53" WEST ALONG THE CENTER LINE OF SAID BROWN DITCH A DISTANCE OF 4386.55 FEET; THENCE CONTINUE ALONG SAID CENTER LINE SOUTH 77° 39' 30" WEST A DISTANCE OF 834.95 FEET TO THE POINT OF BEGINNING.

**PIN:** 45-24-11-300-002.000-012

**Commonly known as** 21365 Mississippi St., Hebron, IN 46341

to secure the payment of the principal sum of **One hundred seventy-two thousand five hundred dollars and 00/100, (\$172,500.00) Dollars**, together with interest thereon, when the same shall become due, of all sums due and owing by the Mortgagor pursuant

This Instrument Prepared By: Kevin E. Werner, Attorney at Law  
405 N. Main St., Crown Point, IN 46307 (219)226-0590.

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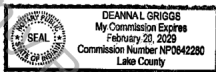
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to the terms of a certain Promissory Note of even date with this Mortgage in the original principal amount of \$172,500.

Upon failure to pay said indebtedness or any part thereof as it becomes due, or 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 10 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagor 24 hours written notice.

**IN WITNESS WHEREOF**, the said **Manuel Cedano**, have hereunto set his hands and seal this 16 Day of April, 2021.

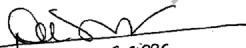
  
Manuel Cedano



State of Indiana  
County of Lake

Subscribed & sworn before me on April 16, 2021,  
a Notary Public in & for said County

Commission # 642280  
Expires: 2/20/29  
County of residence - Lake

  
Deanne L Griggs

This Instrument Prepared By: Kevin E. Werner, Attorney at Law  
405 N. Main St., Crown Point, IN 46307 (219)226-0590.

"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: Kevin E. Werner