

# NOT AN OFFICIAL DOCUMENT

2021-543531  
12/20/2021 12:17 PM  
TOTAL FEES: 55.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## REAL ESTATE MORTGAGE

This indenture witnesseth that <sup>45-03-27-454-016-00054</sup> NWI REAL ESTATE PRO, LLC., of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Dunkin Run Trust, whose mailing address is 38 Lloyds, Irvington, VA 22480 as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

**Lot 20 in Block 4 In Scarsdale First Addition to Gary, as per plat thereof, recorded in Plat Book 25, Page 77, in the Office of the Recorder of Lake County, Indiana.**

**Commonly known as: 832 E 45th Avenue Gary, IN 46409**

and the rents and profits therefrom, to secure the payment of the principal sum of **Sixty seven thousand two hundred fifty (\$67,250.00)**, when the same shall become due, of all sums due and owing the mortgageor pursuant to the terms of a certain Promissory Note of even date.

**This mortgage is second and junior to a mortgage to ABBIERNAT 401K recorded immediately prior to this mortgage.**

Mortgageor warrants and agrees to defend the title to the Property, subject to validly existing easements, 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 Mortgageor, 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 Mortgageor 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 Mortgageor 24 hours written notice.

The undersigned person executing this mortgage on behalf of NWI REAL ESTATE PRO, LLC., represents and certifies that he or she is a duly elected officer of NWI REAL ESTATE PRO, LLC., and has been fully empowered, by proper resolution of the Board of Directors of NWI REAL ESTATE PRO, LLC., to execute and deliver this mortgage; that NWI REAL ESTATE PRO, LLC., has full corporate capacity to mortgage the real estate described herein; and that all necessary corporate action for the making

Initials KT

INS 13504

Greater Indiana Title Company

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of such mortgage has been taken and done.

IN WITNESS WHEREOF, NWI REAL ESTATE PRO, LLC. has caused this mortgage to be executed this 1st day of December, 2021.

NWI REAL ESTATE PRO, LLC.

 \_\_\_\_\_ (Seal)  
Kenneth Townsel Member


EXECUTED AND DELIVERED in my presence:

Witness: \_\_\_\_\_

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared **Kenneth Townsel** who having been duly sworn, stated that he is the **Member** on behalf of **NWI REAL ESTATE PRO, LLC** who acknowledged the execution of the foregoing Mortgage for and on behalf of said **NWI REAL ESTATE PRO, LLC** and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 7th day of December, 2021.

  
\_\_\_\_\_  
Brenda Schovich  
A Resident of Porter County

, Notary Public

MY COMMISSION EXPIRES: 11-5-2022

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )



Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_ (witness), being known or proved 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 **Kenneth Townsel**, the **Member** on behalf of **NWI REAL ESTATE PRO, LLC** in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 7th day of December, 2021.

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\_\_\_\_\_, Notary Public  
A Resident of \_\_\_\_\_ County

MY COMMISSION EXPIRES: \_\_\_\_\_

Property of Lake County Recorder

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  
By: Brenda Swales

This Instrument Prepared By: **Kevin Felmlee**  
**38 Lloyds, Irvington, VA 22480**  
Our file No. **832 E 45th Avenue Gary, IN 46409**

Initials KJ