

NOT AN OFFICIAL DOCUMENT

2022-502655
01/14/2022 03:18 PM
TOTAL FEES: 55.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

MORTGAGE (INDIANA)

THIS AGREEMENT, made as January 14th, 2022,
Between O Properties, LLC herein referred to as "Mortgagor"
And TLHMJ, LLC 14300 Riva Del Lago Drive, Fort Myers FL, 33907 (SUITE 602)
herein referred to as "Mortgagee", witnesseth:

THAT WHEREAS the Mortgagors are justly indebted to the Mortgagee upon the installment note of even date herewith in the principal sum of Two Hundred Twenty Five Thousand Dollars (\$225,000.00) payable to the order of and delivered to the Mortgagee, in and be which note the Mortgagors promise to pay the said principal sum and interest at the rate and in installments as provided in said note, with a final payment of the balance due on the 14th day of January, 2022, and all of said principal and interest are made payable at such place as the holders of the not may, from time to time, in writing appoint, and in absence of such appointment, then at the office of the Mortgagee at TLHMJ, LLC 14300 Riva Del Lago Drive, Fort Myers FL, 33907 (SUITE 602)

NOW, THEREFORE, the Mortgagors to secure the payment of the said principal sum of money and said interest in accordance with the terms, provisions and limitations of this mortgage, and the performance of the covenants and agreements herein contained, by the Mortgagors to be performed, and also in consideration of the sum of One Dollar in hand paid, the receipt whereof is hereby acknowledged, do by these presents MORTGAGE AND WARRANT unto the Mortgagee, and the Mortgagee's successors and assigns, the following described Real Estate and all of their estate, right, title and interest therein, situate, lying and being in the City of Merrillville, County of Lake, in State of Indiana, to wit: which, with the property herein after described, is referred to herein as the "premise", See *Schedule Annexed*

Address(es) of Real Estate: 6851 VanBuren St, Merrillville, IN 46410

For APN/Parcel ID(s): 45-12-09-457-009.000.030

Lot 82, except the North 30 feet thereof, and the north 35 feet of lot 83, Turkey Creek Meadows, unit 2 in the town of Merrillville, as shown in Plat Book 33, page 73, in the office of the Recorder of Lake County, Indiana.

TOGETHER with all improvements, tenements, easements, fixtures, and appurtenances thereto belonging, and all rents, issues and profits thereof for so long and during all such times as Mortgagors may be entitled thereto (which are pledged primarily and on a parity with said real estate and not secondarily) and all apparatus, equipment or articles now or hereafter therein or thereon used to supply heat, gas, air conditioning, water, light, power, refrigeration (whether single units or centrally controlled), and ventilation, including (without restricting the foregoing), screens, window shades, storm doors and windows, floor coverings, inador beds, awnings, stoves and water heaters. All of the foregoing are declared to be a part of said real estate whether physically attached thereto or not, and it is agreed that all similar apparatus, equipment or articles hereafter placed in the premises by Mortgagors or their successors or assigns shall be considered as constituting part of the real estate.

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TO HAVE AND TO HOLD the premises unto the Mortgagee, and the Mortgagee's successors and assigns, forever, for purposes, and upon the uses herein set forth, free from all rights and benefits under and by virtue of the Homestead Exemption Law of the State of Indiana, which said rights and benefits the Mortgagors do hereby expressly release and waive. The name of a record owner is: **O Properties, LLC** Witnesseth the hand and seal of Mortgagors the day and year first above written.

O Properties, LLC:

By: _____

(SEAL)

O Properties, LLC (David L. Overman, Owner)

State of Indiana, County of Lake ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that O Properties, LLC personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, seal and delivered the said instrument as Manager, as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th Day of January 2022

Commission expires on October 5, 2029^{nk}
NOTARY PUBLIC



Mail this instrument to: **David Overman 1471 W 84th Ave, Merrillville, IN 46323**
Mortgage Created By: David Overman

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.
Mary Kaletta