

# NOT AN OFFICIAL DOCUMENT

2022-506892  
02/14/2022 03:00 PM  
TOTAL FEES: 55.00  
BY: KK  
PG #: 2

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## REAL ESTATE MORTGAGE

This indenture witnesses that **Dakota Properties, LLC** of Lake County, Indiana, as MORTGAGOR, MORTGAGES AND WARRANTS to:

J.B. Dye (\$115,000), in an undivided 52.3% interest  
Dave Miller (\$105,000), in an undivided 47.7% interest

as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit

**N.315FT. OF E. 260FT. NE.NW.NE. & W.25FT. OF N. 462FT. OF NE.NE. Ex Pt. of N.40ft  
in R/W S.11 T.35 R.8 2.141AC.**

Commonly known as: **3611 W 61st Ave. Hobart, IN 46342.**

and the rents and profits therefrom, to secure the payment of the principal sum of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)**, 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.

Mortgagor 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 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. 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 **Dakota Properties, LLC** represents and certifies that he or she is a duly elected officer of **Dakota Properties, LLC** and has been fully empowered, by proper resolution of the Board of Directors of **Dakota Properties, LLC** to execute and deliver this mortgage; that **Dakota Properties, 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, DAKOTA PROPERTIES, LLC** has caused this mortgage to be executed this **26th day of January, 2022**.

**Dakota Properties, LLC**

By:   
**Darrell Audiss, Owner**

STATE OF INDIANA )

) SS :

COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darrell Audiss, Owner of Dakota Properties, LLC,** who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Dakota Properties, LLC,** and who, having been duly sworn, stated that the representations therein contained are true.

# NOT AN OFFICIAL DOCUMENT

WITNESS my hand and Notarial Seal this 18<sup>th</sup> day of January, 2022.

MY COMMISSION EXPIRES:

January 16, 2027

Faith Dyer

Notary Public

A Resident of Lake County



Our file No. 461

Prepared By:

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 Kalka

Prepared By: Darrell Audiss  
7726 Taft St.  
Merrillville, IN 46410

Property of Lake County Recorder