

# NOT AN OFFICIAL DOCUMENT

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03/16/2022 12:49 PM  
TOTAL FEES: 55.00  
BY: SP  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

## REAL ESTATE MORTGAGE

This indenture witnesseth that **Sarah Jo, LLC** of **Lake County, Indiana**, as **MORTGAGOR**,  
**MORTGAGES AND WARRANTS**

to **Quest Trust Company FBO Kathy Del Sesto ROTH #29774-21** as to an undivided interest of 50.00% - 17171 Park Row #100, Houston, TX 77084; and **Quest Trust Company FBO Bruce Farrell ROTH #29867-21** as to an undivided interest of 40.28% - 17171 Park Row #100, Houston, TX 77084; and **Quest Trust Company FBO Bruce Farrell HSA #2986771** as to an undivided interest of 9.72% - 17171 Park Row #100, Houston, TX 77084, as **MORTGAGEE**, the following real estate in Lake County, State of Indiana, to-wit:

Unit 3 Building 5 in the Colonies of Merrillville Condominium, a Horizontal Property Regime, as recorded as Document No. 238215 under the date of February 1, 1974 and amended by Document No. 488399, recorded under the date of September 1, 1978, as per plat thereof, recorded in Plat Book 44 page 29 in the Office of the Recorder of Lake County, Indiana, and the undivided interest in the common elements appertaining thereto.

Commonly known as 6967 Fillmore Dr, Merrillville, IN 46410, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Seventy-Two Thousand and 00/100 Dollars, (**\$72,000.00**) 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 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 Mortgagee 24 hours written notice.

Initiale

JS

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The undersigned person executing this mortgage on behalf of **Sarah Jo, LLC**, represents and certifies that he or she is a duly elected officer of **Sarah Jo, LLC**, and has been fully empowered, by proper resolution of the Board of Directors of **Sarah Jo, LLC**, to execute and deliver this deed; that **Sarah Jo, 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, **Sarah Jo, LLC**, has caused this mortgage to be executed this 1st day of March, 2022.

**Sarah Jo, LLC**  
By: [Signature]  
Jarrod Stotmeister, Authorized Signer

EXECUTED AND DELIVERED in my presence:

[Signature]  
Witness: Chrisney Sigstad

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Jarrod Stotmeister who having been duly sworn, stated that he/she is the Authorized Signer on behalf of **Sarah Jo, LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Sarah Jo, LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 1st day of March, 2022.

Heather M Bowser  
Heather M Bowser Notary Public  
HEATHER M. BOWSER  
Notary Public - Seal  
State of Indiana  
Lake County  
My Commission Expires Jun 11, 2023  
MY COMMISSION EXPIRES:  
June 11, 2023

A Resident of Lake County

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Chrisney Sigstad, being known or proved to me to be the person whose name is

Initials JJ

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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 Jarrod Stotmeister, an Authorized Signer on behalf of **Sarah Jo, LLC**, in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 1st day of March, 2022.

Heather M Bowser

MY COMMISSION EXPIRES:

Heather M Bowser Notary Public

June 11, 2023

A Resident of Lake County



This Instrument Prepared By: Kathy Del Sesto  
17171 Park Row #100, Houston, TX 77084  
Our file No. 6967 Fillmore Dr, Merrillville, IN 46410, USA

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.  
*may Kelleher*

Initials JJ