

NOT AN OFFICIAL DOCUMENT

2022-511380
03/16/2022 01:55 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 **Randy Stotmeister**, of Lake County, Indiana, as MORTGAGOR, MORTGAGES AND WARRANTS to **Kevin Hansberger**, whose mailing address is **816 W. 39th Pl Hobart, IN 46342** as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit: **Lot 21 and the North 1/4 of Lot 23 in Block 4 in Red Oak Addition to Tolleston, in the City of Gary as shown in Plat Book 2 page 58 in the Office of the Recorder of Lake County, Indiana.**
Commonly known as: 3741 Tyler St, Gary, IN 46408

and the rents and profits therefrom, to secure the payment of the principal sum of **Ninety Thousand and 00/100 Dollars, (\$90,000.00)**, 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.

This mortgage is second and junior to a mortgage to Leonard Karl Hansberger and Ella Jane Hansberger recorded immediately prior to this mortgage.

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 Mortgagor 24 hours written notice.

The undersigned person executing this mortgage represents and certifies that he has full capacity to mortgage the real estate described herein; and that all necessary action for the making of such mortgage has been taken and done.

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IN WITNESS WHEREOF, **Randy Stotmeister**, has caused this mortgage to be executed this **14th** day of **March, 2022**.

Randy Stotmeister (Seal)
Randy Stotmeister

EXECUTED AND DELIVERED in my presence:

Taylor Schneider (Seal)
Witness: Taylor Schneider

STATE OF INDIANA)

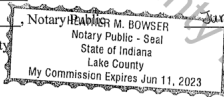
) SS :

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **Randy Stotmeister** who acknowledged the execution of the foregoing Mortgage, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this **14th** day of **March, 2022**.

Heather M Bowser MY COMMISSION EXPIRES:
Heather M Bowser, Notary Public - Seal 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 Taylor Schneider, 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 **Randy Stotmeister** in the foregoing subscribing witness' presence.

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WITNESS my hand and Notarial Seal this 14th day of March, 2022.

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

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 Kuleta

This Instrument Prepared By: **Kevin Hansberger**
816 W. 39th Pl Hobart, IN 46342

Our file No. 3741 Tyler St, Gary, IN 46408

Initials *RL*