

# NOT AN OFFICIAL DOCUMENT

2022-511432  
03/16/2022 03:27 PM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 3

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
MV REALTY OF INDIANA, LLC  
219 Dixie Blvd  
Delray Beach, FL 33444  
Attn: Amanda J. Zachman

## MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT

THIS MEMORANDUM OF MVR HOMEOWNER BENEFIT AGREEMENT (this "Memorandum") (as amended from time to time, this "Memorandum"), dated as of the Effective Date, is by and between **Joel B. Bruno, Sr.**, herein called "Property Owner", whose address is 3742 Colfax St, Gary, IN, 46408, and **MV REALTY OF INDIANA LLC**, a INDIANA limited liability company, and/or its assigns or designees, herein called "Company", whose address is 219 Dixie Blvd, Delray Beach, FL, 33444.

W I T N E S S E T H:

1. That by that certain MVR Homeowner Benefit Agreement, dated as of Effective Date (the "Agreement") by and between Company and Property Owner, Property Owner has agreed to grant Company the exclusive right to act as listing agent for any sale of the Property Owner's property should the Property Owner decide to sell such property during the term of the Agreement, which property is legally described as follows (the "**Property**"):

THE SOUTH 75 FEET OF THE NORTH 259.25 FEET OF THE EAST 233 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER IN SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA. EXCEPT: THE EAST 33 FEET WHICH IS EMBRACED IN COLFAX AVENUE.

45-07-26-226-014.000-006

3742 Colfax St, Gary, IN, 46408

2. The term of the Agreement began on the Effective Date (the "Commencement Date") and expires on the earlier of: (i) the date the Property is sold in accordance with the Agreement, and (ii) the date that is forty (40) years after the Commencement Date (the "Term"), unless otherwise terminated in accordance with its terms.

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3. This instrument does not alter, amend, modify or change the Agreement in any respect. It is executed by the parties solely for the purpose of recordation in the Public Records of **Lake County, Indiana**, and it is the intent of the parties that it shall be so recorded and shall give notice of, and confirm the, Agreement and all of its terms to the same extent as if all the provisions of the Agreement were fully set forth herein, including, without limitation, that **the obligations of Property Owner under the Agreement constitute covenants running with the land and shall bind future successors-in-interest to title to the Property.** All capitalized terms used in this Memorandum which are not defined herein shall have the meanings ascribed to them in the Agreement.
4. There may be amounts due and owing to Company, and prior to any deed transfer or conveyance, confirmation from Company on amounts due must be obtained by the title company or third party closing agent.

[Remainder of page intentionally left blank. Signatures on the following pages.]

Property of Lake County Recorder

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IN WITNESS WHEREOF, the parties have caused this Memorandum to be duly executed as of the date first written above.

**PROPERTY OWNER:**

By: Joel B. Bruno Sr.  
Name: Joel B. Bruno, Sr.

Date: 03-08-2022

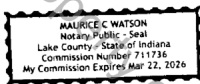
STATE OF INDIANA )

COUNTY OF Lake ) ss:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8th day of March, 2022, by Joel B Bruno Sr., who is personally known to me or who has produced Drivers License as identification.

[NOTARIAL SEAL]

Mary C Watson  
Print Name: Maurice C Watson  
Notary Public, State of Indiana  
Commission #: 711736  
My Commission Expires: 3.22.2026



MV REALTY of INDIANA, LLC

"electronically signed"

By: Amanda J. Zachman  
Name: Amanda J. Zachman, Officer  
Date: 03/12/2022

State of Virginia | County of Arlington

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of March, 2022, by Amanda J. Zachman, who is personally known to me or who has produced Driver License as identification.



[NOTARIAL SEAL]

Chirag Patel  
Signature: \_\_\_\_\_  
Print Name: Chirag Patel  
Notary Public, State of Florida  
Commission #: 7679556  
My Commission Expires: June 30, 2024

Document Notarized using a Live Audio-Video Connection

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.

"electronically signed"

By: Amanda J. Zachman  
Name: Amanda J. Zachman, Officer  
Date: 03/12/2022

This instrument was prepared by Amanda J. Zachman, Officer of MV Realty of Indiana, LLC.