

NOT AN OFFICIAL DOCUMENT

2022-548791
12/08/2022 12:08 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 **Olson Group Network, LLC** of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Lisa Torgersen- 700 Cedar Crest Dr, Waco, TX 76708, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Part of Lot No. One (1) of 40 acre lots, in Section Sixteen (16), Township Thirty-five (35) North, Range Eight (8) West of the 2nd P.M., Commencing at a point on the West line of said Lot, which is 814.55 feet South of the Northwest corner thereof and running thence East Parallel with the North line of said Lot 693 feet; thence South parallel with the West line of said Lot 62.85 feet; thence West parallel with the North line of said Lot 693 feet to the West line thereof; thence North along the West line of said Lot 62.85 feet to the place of beginning, in Lake County, Indiana.

Commonly known as 6995 Madison St, Merrillville, IN 46410, USA

and the rents and profits therefrom, to secure the payment of the principal sum of One hundred Fifty Thousand and 00/100 Dollars, **(\$150,000.00)** 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 Mortgagor 24 hours written notice.

The undersigned person executing this mortgage on behalf of **Olson Group Network, LLC**, represents

Initials

JJ

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Thomas M Olson Jr, 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 Jarrod Stotmeister, an Authorized Signer on behalf of **Olson Group Network, LLC**, in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 30th day of November, 2022.

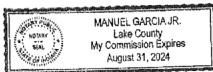
Manuel Garcia Jr

MY COMMISSION EXPIRES:

Manuel Garcia Jr Notary Public

August 31, 2024

A Resident of Lake County



This Instrument Prepared By: Lisa Torgersen
700 Cedar Crest Dr, Waco, TX 76708
Our file No. 6995 Madison St, 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.

Mary Keletta

Initials JJ