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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

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Initials		

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and certifies that he or she is a duly elected officer of Olson Group Network, LLC, and has been fully empowered, by proper resolution of the Board of Directors of Olson Group Network, LLC, to execute and deliver this deed; that Olson Group Network, 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, Olson Group Network, LLC, has caused this mortgage to be executed this 30th day of November, 2022.

Olson Group Network, LLC,
Ву
Jarrod Stotmeister, Authorized Signer
EXECUTED AND DELIVERED in my presence:
2007
Witness: Thomas MOLCOT
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 Olson Grou Network, LLC, who acknowledged the execution of the foregoing Mortgage for and on behalf of sai Olson Group Network, LLC, and who, having been duly sworn, stated that the representations thereir contained are true.
WITNESS my hand and Notarial Seal this 30th day of November, 2022.
My COMMISSION EXPIRES:
Man nel Carcus J. Notary Public August 31, 2024
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

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Thomas Molson Tc, being ke subscribed as a witness to the foregoing instrument the foregoing instrument was executed and delibehalf of Olson Group Network, LLC, in the for	nown or proved to me to be the person whose name i ent, who, being duly sworn by me, deposes and says the vered by Jarrod Stotmeister, an Authorized Signer or egoing subscribing witness' presence.
WITNESS my hand and Notarial Seal this 30th	day of November, 2022.
Mary Have J	MY COMMISSION EXPIRES:
Manuel Garate Notary Public A Resident of Lake County	August 31,2024
A Resident of Lake County	MANUEL GARCIA JR. Laite County My Commission Expires August 31, 2024
This Instrument Prepared By Lisa Torgersen 700 Cedar Crest Dr, Waco, TX 76708 Our file No. 6995 Madison St, Merrillville, IN 40	5410, USA
A A C	LAFERM UNDER THE FEMALURS FOR PERULY, THAT HAVE TACKEN BEASONAME CAME TO THE TACK SOCIAL SECURITY WANDER IN THIS SOCIAL SECURITY WANDER IN THE SECURITY WANDER WHEN THE SECURITY WANDER IN THE SECUR