

# NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-003205

9:40 AM 2023 Jan 23

## REAL ESTATE MORTGAGE

This indenture witnesseth that **Preferred Homes LLC**, 2832 Bristlecone Dr. Schererville, IN 46375 of Lake County, Indiana, as MORTGAGOR,

### MORTGAGES AND WARRANTS

to **Feniks Investments LLC** as MORTGAGEE, the following real estate in **Lake County, State of Indiana**, to wit:

**Legal Description - FARMMEADOW 2ND ADD. L.6**

**Parcel - 45-07-29-153-006,000-027**

**Commonly known as 1620 Bluebird Dr. Munster, IN 46321**

and the rents and profits therefrom, to secure the payment of the principal sum of **Two Hundred Seventy-Five Thousand and 00/100 Dollars, (\$275,000.00)**, 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.

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 **Preferred Homes LLC** represents and certifies that he or she is a duly elected officer of **Preferred Homes LLC** and has been fully empowered, by proper resolution of the Board of Directors of **Preferred Homes LLC** to execute and deliver this deed; that **Preferred Homes 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.

Initials

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IN WITNESS WHEREOF, Preferred Homes LLC has caused this mortgage to be executed this 17<sup>th</sup> day of November 2022.

Preferred Homes LLC

Ad [Signature]

Alfred Perez (Owner)

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez who having been duly sworn, stated that he is Owner of Preferred Homes LLC who acknowledged the execution of the foregoing Mortgage for and on behalf of said Preferred Homes LLC and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 17<sup>th</sup> day of November 2022.

MY COMMISSION EXPIRES: 05/10/2030

Christian Elmansour Notary Public

A Resident of Lake County



This Instrument Prepared By: Alfred Perez  
2929 Jewett Ave., Highland, IN 46322  
Our file No. 1620 Bluebird Dr. Munster, IN 46321

"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."  
PREPARED BY: [Signature]

Initials [Signature]

Proposed by Lake County Recorder