

# NOT AN OFFICIAL DOCUMENT

2023-504484  
02/15/2023 03:23 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 Leonard Karl & Ella Jane Hansberger- P.O. Box 381, Belden MS 38826, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Lot 7 in Block 6 in Glen L. Ryan's Second Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 30 page 24, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4225 E. 5th Pl, Gary, IN 46403, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Eighty-Seven Thousand Eight hundred and 00/100 Dollars, (**\$87,800.00**) when the same shall become due, of all sums due and owing the mortgage 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 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.

Initials     JP

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, **Olson Group Network, LLC**, has caused this mortgage to be executed this 12th day of January, 2023.

**Olson Group Network, LLC,**

By: Heather Bowser  
Heather Bowser, Authorized Signer

EXECUTED AND DELIVERED in my presence:

Brett Haynes  
Witness: Brett Haynes

STATE OF INDIANA )

) SS:

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Heather Bowser who having been duly sworn, stated that he/she is the Authorized Signer on behalf of **Olson Group Network, LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Olson Group Network, LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 12th day of January, 2023.

Manuel Garcia Jr.

MY COMMISSION EXPIRES:

Manuel Garcia Jr Notary Public

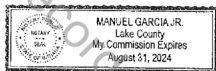
08/31/24

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 Brett Haynes, 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 Heather Bowser, an Authorized Signer on behalf of **Olson Group Network, LLC**, in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 12th day of January, 2023.

Initials HB

# NOT AN OFFICIAL DOCUMENT

Manuel Garcia Jr.

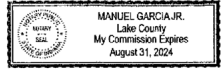
Manuel Garcia Jr Notary Public

A Resident of Lake County

MY COMMISSION EXPIRES:

08/31/24

This Instrument Prepared By: Leonard Karl & Ella Jane Hansberger  
P.O. Box 381, Belden MS 38826  
Our file No. 4225 E 5th Pl, Gary, IN 46403, 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.  
*MAM Kalise*

Initials HK