

NOT AN OFFICIAL DOCUMENT

2023-504492
02/15/2023 03:32 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 **Kevin Hansberger** as to an undivided interest of 50.00% - 816 W. 39th Pl. Hobart, In 46342; and **Jarrod Stofmeister** as to an undivided interest of 50.00% - 7400 Lincoln Mill Rd, Hobart, IN 46342, 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-Eight Thousand and 00/100 Dollars, (**\$88,000.00**) 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.

This mortgage is second and junior to a mortgage to Leonard Karl & Ella Jane Hansberger recorded immediately prior to this mortgage.

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

Initials JB

NOT AN OFFICIAL DOCUMENT

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.

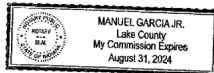
Manuel Garcia Jr.

Manuel Garcia Jr. Notary Public

MY COMMISSION EXPIRES:

08/31/24

A Resident of Lake County



This Instrument Prepared By: Kevin Hansberger
816 W. 39th Pl. Hobart, In 46342
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.
MDay Keltner

Initials HB