

# NOT AN OFFICIAL DOCUMENT

2023-517346  
06/06/2023 11:42 AM  
TOTAL FEES: 55.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

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 **Equity Trust Company, Custodian FBO Zack Dong HSA #200530754, 1 Equity Way, Westlake, OH 44145**, as **MORTGAGEE**, the following real estate in **Lake County, State of Indiana**, to wit:

**Lots 23 and 24, Block 7, Kelley-Semmes Boulevard Heights Addition to Gary, as per plat thereof, recorded in plat book 9, page 23, in the Office of the Recorder of Lake County, Indiana.**

**Commonly known as 102 W 45th Ave, Gary, IN 46408**

and the rents and profits therefrom, to secure the payment of the principal sum of **Eight Thousand Seven Hundred Fifty and 00/100 Dollars**, 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 or 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; and 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.

Initials JS



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COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Manuel Garcia 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 **Jarrold Stotmeister**, an **Authorized Signer** of **Olson Group Network, LLC**, in the foregoing subscribing witness' presence.

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

Heather M Bowser  
Heather M Bowser  
A Resident of Lake County

MY COMMISSION EXPIRES:



June 11, 2023

This Instrument Prepared By: **Helen Chee**  
**10103 Windfield Dr, Munster, IN 46321**  
Our file No. **102 W 45th Ave, Gary, IN 46408**

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 Kalitta*

Initials   *JJ*