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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 prescribty 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 distriction of the property 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.

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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.

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

Jan S	^x	(Seal'
Jarrod/Stotmeister	1	Authorized Signer
U	Ox.	
EXECUTED AND DEL	IVERED in my	presence:
Manuel	Hour of	7/2
Witness: Manuel	Garcia Ir	
STATE OF INDIANA)	0,
) SS:	4/2"
COUNTY OF LAKE)	1/2
Before me, a Notary Pub	lic in and for said	d County and State, personally a

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Before me, a Notary Public in and for said County and State, personally appeared Jarrod Stotmeister who having been duly sworn, stated that he is the Authorized Signer 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 May, 2023.

Heather M Bowser		MY COMMISSION EXPIRES:
Heather M Bowser	, Notary Public	June 11, 2623
A Resident of Laye Cour	Y HEATHER M. BOWSER	~
STATE OF INDIANA) SS:	Notary Public - Seal State of Indiana Lake County My Commission Expires Jun 11, 2023	
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COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Manual Gaceia 3x , 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 Jarrod 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.

/ V,	
Heather m Bowser	MY COMMISSION EXPIRES:
11	ry Public & Dune 11, 2023
A Resident of Love County	Notary Public - Seal State of Indiana Lake County
My	ommission Expires Jun 11, 2023
This Instrument Prepared By: Helen Chee	
10103 Windfield Dr, Munster, IN 46321	
Our file No. 102 W 45th Ave, Gary, IN 4640	5
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	IDER THE PENALTIES V. THAT I HAVE TAKEN
PORTERO	Y, THAT I HAVE TAABA E. CARE TO REDACT EACH URITY NUMBER IN THIS URLESS REQUIRED BY LAW.
SOCIAL SEC	UNI ESS REQUIRED BY
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way jo	
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