NOT AN OFFICIAL DOCUMENT

2023-517347 06/06/2023 11:42 AM TOTAL FEES: 55.00 BY: JAS PG #: 2 RECORDED AS PRESENTED

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

REAL ESTATE MORTGAGE

This indonture witnesseth that Sarah Jo, LLC, of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Leonard & Ella Hansberger; P.O. Box 381, Belden, MS 38826, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Lot 23 and 24 in Block 1 in Orchard Hill Addition to Gary, as per plat thereof, recorded in Plat Book 13, page 3, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 2137 W 48th Ave, Gary, IN 46408

and the rents and profits therefrom, to secure the payment of the principal sum of **Eighty-Nine Thousand Eight Hundred and 00/100 Dollars**, (\$89,800.00), 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.

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 payce 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 Sarah Jo, LLC, represents and certifies that he or she is a duly elected officer of Sarah Jo, LLC, and has been fully empowered, by proper resolution of the Board of Directors of Sarah Jo, LLC, to execute and deliver this deed; that Sarah Jo, 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, Sarah Jo, LLC, has caused this mortgage to be executed this 5th day of May,

2023. Sarah Jo, LLC,

P.O. Box 381, Belden, MS 38826

Initials 143

Our file No. 2137 W 48th Ave, Gary, IN 46408

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Heather Bows	lu	(Seal)
Heather Bowser	A A	authorized Signer
	Ox	
STATE OF INDIANA)) SS:	
COUNTY OF LAKE)33.	
having been duly swor acknowledged the execu having been duly sworn,	n, stated that she is an auti	Yh.,
MY COMMISSION EX	XPIRES:	
August 31,2024		Maush Harin J. Notary Public A Resident of Lake County
This Instrument Prepared	By: Leonard Hansberger	MANUEL GARCIA JR.

Commission Expirer
August 31, 2024

I AFFERM, UNDER THE PENALTIES

Many Kolette

FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW