

REAL ESTATE MORTGAGE

This indenture witnesseth that **Preferred Homes LLC**, who mailing address is **2929 Jewett Ave, Highland, IN 46322**, of **Lake County, Indiana**, as **MORTGAGOR**,

MORTGAGES AND WARRANTS

To **Equity Trust Company Custodian FBO Joseph Wittig, IRA 200274154**, whose mailing address is **5205 W 125th Ave, Crown Point, IN 46307** as **MORTGAGEE**, the following real estate in **Lake County, State of Indiana**, to wit:

Legal Description: THE NORTH 91 FEET OF THE SOUTH 781 FEET OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., (EXCEPT THE WEST 40 FEET AND THE EAST 1137 FEET THEREOF), IN THE TOWN OF GRIFFITH, IN LAKE COUNTY, INDIANA.

Parcel Number: 45-11-02-351-008.000-006

Commonly known as: 743 South Cline Avenue, Griffith, IN 46319

and the rents and profits therefrom, to secure the payment of the principal sum of **One Hundred Forty Thousand and 00/100 Dollars, (\$140,000.00)**, 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.

The obligation under the promissory note for which this mortgage acts as security matures on January 18, 2025.

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 **Preferred Homes LLC**, represents and certifies that he or she is a duly authorized member of **Preferred Homes LLC**, and has been fully empowered, by proper resolution or by way of the terms of the operating agreement of **Preferred Homes LLC**, to execute and deliver this mortgage; that **Preferred Homes LLC**, has full capacity to mortgage the real estate described herein; and that all necessary action for the making of such mortgage has been taken and done.

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NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Preferred Homes LLC, has caused this mortgage to be executed this 18th day of January, 2024.

Preferred Homes LLC,

By: Alfred Perez

Alfred Perez, Managing Member

STATE OF INDIANA)

) SS :

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Alfred Perez who having been duly sworn, stated that he is the **Managing Member of Preferred Homes LLC**, who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Preferred Homes LLC**, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 18th day of January, 2024.

MY COMMISSION EXPIRES:

January 25, 2026

Laura A. Whitehouse

Notary Public

A Resident of Lake County

This Instrument Prepared By: **Jose C. Sandoval, Attorney at Law**
2929 Jewett Ave, Highland IN 46322 (219-393-0606)
Our file No. 743 South Cline Ave, Griffith, IN 46319



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 Kalicka

Initials

AP