

2024-0957
03/28/2024 11:21 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 indenture witnesseth that Dakota Properties, LLC of Lake County, Indiana, as MORTGAGOR, MORTGAGES AND WARRANTS To, Cooper Callaway (MORTGAGEE) whose mailing address is 3704 Fire Tower Rd. Crawford, MB 39743 the following real estate in Lake County, State of Indiana, to wit:

1ST ADD. EAST GARY GARDENS S.5 FT LOT 12 ALL LOT 13 & N.10 FT. LOT 14 BL.22

Commonly known as 2556 Clay St. Lake Station, IN 46405.

and the rents and profits therefrom, to secure the payment of the principal sum of **Forty-Five Thousand and 00/100 (\$45,000)**, 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 owners 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 Dakota Properties, LLC represents and certifies that he or she is a duly elected officer of Dakota Properties, LLC and has been fully empowered, by proper resolution of the Board of Directors of Dakota Properties, LLC to execute and deliver this mortgage; that Dakota Properties, 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, DAKOTA PROPERTIES, LLC has caused this mortgage to be executed this **22nd day of March, 2024**.

Dakota Properties, LLC

By: _____

Darrell Audiss

Darrell Audiss

Darrell Audiss (PRINT)

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Darrell Audias**, Member of **Dakota Properties, LLC** who acknowledged the execution of the foregoing Mortgage for and on behalf of said **Darrell Audias**, Member of **Dakota Properties, LLC** and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 2nd day of March, 2024.

MY COMMISSION EXPIRES:

January 16, 2027

Faith Julian
Notary Public

A Resident of Lake County



Our file No. 598

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. marykaute
Prepared By: Darrell Audias

Lake County Recorder