

NOT AN OFFICIAL DOCUMENT

2024-5-19617
01/25/2025 10:12 AM
TOTAL FEES: 55.00
BY: JAS
PG #: 11
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

MORTGAGE

PREPARED BY:

Tia Martin
Escrow Doctors, LLC
111 W Jackson Blvd
Suite 1700
Chicago, Illinois,60604

RETURN TO:

James Randolph
6220 Broadway
Merrillville, IN 46410

THIS MORTGAGE: ("Security Instrument") is given on March 20, 2024. The mortgagor is **Faith on Fire Worship Center**, herein referred to as the ("Borrower(s)"). This Security Instrument is given to **Advancing Christ's Kingdom Ministries** ("Lender"). Borrower(s) owes Lender the principal sum of One Hundred **Fifteen** Thousand and No/100 Dollars (U. S. \$115,000.00). This debt is evidenced by Fixed Rate Note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 01, 2025. This security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions, and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower(s)'s covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower(s) does hereby mortgage, grant and convey to Lender the following described property located in Lake County, Indiana:

Legal Description:

ALL OF LOT 17, BLOCK 18, SECOND ADDITION TO INDIANA HARBOR, LOCATED IN LAKE COUNTY, INDIANA.

Common Address: **3833 Grand Boulevard, East Chicago, IN 46312**

Permanent Real Estate Index Number(s) **45-03-22-307-014.000-024**

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TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter is referred to in this Security Instrument as the "Property."

BORROWER(S) COVENANTS that Borrower(s) is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower(s) warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower(s) and Lender covenant and agree as follows:

1. Payment of Principal and Interest; Prepayment and Late Charges. Borrower(s) shall promptly pay when due the principal of and interest on the debt evidenced by the Note and any payment and late charges or other amounts due under the Note.
2. Funds for Taxes and Insurance. Escrow waived.

The Borrower(s) shall furnish the Lender with a paid tax bill within thirty (30) days from the Lender's request for proof of payment. If the Borrower(s) fails to do so, the entire indebtedness secured hereby shall become fully due and payable.

3. **Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under paragraphs 1 and 2 shall be applied: first, to late charges due under the Note; second, to interest charges due under the Note; third to amounts payable to principal under the Note; and fourth to payments made towards the Balloon Payment due November 01, 2025, due under the Note.

4. **Charges; Liens.** Borrower(s) shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any, Borrower(s) shall pay these obligations on time directly to the person

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or entity owed payment. Borrower(s) shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. If Borrower(s) makes these payments directly, Borrower(s) shall promptly furnish to Lender receipts evidencing the payments.

Borrower(s) shall promptly discharge any lien which has priority over this Security Instrument unless Borrower(s): (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien or forfeiture of any part of the Property; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the agreement satisfactory to Lender subordinating the lien to this Security Instrument.. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower(s) a notice identifying the lien. Borrower(s) shall satisfy the line or take one or more of the actions set forth above within 10 days of the giving of notice.

5. Hazard Insurance. Borrower(s) shall keep the improvements, now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards for which Lender requires insurance. The insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower(s) subject to Lender's approval which shall not be unreasonably withheld. The Borrower(s) shall provide proof of insurance with a paid premium receipt for one full year at the closing.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower(s) shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower(s) shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower(s).

Unless Lender and Borrower(s) otherwise agree in writing, insurance proceeds shall be applied

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to restoration or repaid of the Property damages, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower(s). If Borrower(s) abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower(s) otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of the payments. If under paragraph 19 the Property is acquired by Lender, Borrower(s)'s right to any insurance policies and proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender, to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

6. **Preservation and Maintenance of the Property; Leaseholds.** Borrower(s) shall not destroy, damage or substantially change the Property, allow the Property to deteriorate or commit waste. If this Security Instrument is on a leasehold, Borrower(s) shall comply with the provisions of the lease, and if Borrower(s) acquires fee title to the Property, the leasehold and fee title shall not merge unless Lender agrees to the merger in writing.

7. **Protection of Lender's Rights in the Property; Mortgage Insurance.** If Borrower(s) fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceedings in bankruptcy, probate, for condemnation or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorney's fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 7, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 7 shall become additional debt of Borrower(s) secured by this Security Instrument. Unless Borrower(s) and Lender agree to other terms

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of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower(s) requesting payment.

If Lender required mortgage insurance as a condition of making the loan secured by this Security Instrument, Borrower(s) shall pay the premiums required to maintain the insurance in effect until such time as the requirement for the insurance terminates in accordance with Borrower(s)'s and Lender's written agreement or applicable law.

8. Inspection. Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower(s) notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender.

In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower(s). In the event of a partial taking of the Property, unless Borrower(s) and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower(s).

If the Property is abandoned by Borrower(s), or if, after notice by Lender to Borrower(s) that the condemnor offers to make an award or settle a claim for damages, Borrower(s) fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower(s) otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of the monthly payments referred to in paragraphs 1 and 2 or change the amount of such payments.

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10. Borrower(s) Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower(s) shall not operate to release the liability of the original Borrower(s) or Borrower(s)'s successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower(s) or Borrower(s)'s successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower(s), subject to the provisions of paragraph 17. Borrower(s)'s covenants and agreements shall be joint and several. Any Borrower(s) who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower(s)'s interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower(s) may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower(s)'s consent.

12. Loan Charges. If the loans secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower(s) which exceeded permitted limits will be refunded to Borrower(s). Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower(s). If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge under the Note.

13. Legislation Affecting Lender's Rights. If enactment or expiration of applicable laws has the effect of rendering any provision of the Note or this Security Instrument unenforceable according to its terms, Lender, at its option, may require immediate payment in full of all sums secured by this Security Instrument and may invoke remedies permitted by paragraph 19. If Lender exercised this option, Lender shall take the steps specified in the second paragraph of paragraph 17.

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14. **Notices.** Any notice to Borrower(s) provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower(s) designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower(s). Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower(s) to Lender when given as provided in this paragraph.

15. **Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

16. **Borrower(s)'s Copy.** Borrower(s) shall be given one conformed copy of the Note and of this Security Instrument.

17. **Transfer of the Property or a Beneficial Interest in Borrower(s).** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower(s) is sold or transferred and Borrower(s) is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall be not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower(s) notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower(s) must pay all sums secured by this Security Instrument. If Borrower(s) fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower(s).

18. **Borrower(s)'s Right to Reinstate.** If Borrower(s) meets certain conditions, Borrower(s) shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the

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earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower(s): (a) pays Lender all sums which then would be due under this Security Instrument and the Note had no acceleration occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower(s)'s obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower(s), this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraphs 13 or 17.

NON-UNIFORM COVENANTS. Borrower(s) and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower(s) prior to acceleration following Borrower(s)'s breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower(s), by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower(s) of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower(s) to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property and at any time prior to the expiration of any period of redemption following judicial sale, Lender (in

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person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect to rents of the Property including those past due. Any rents collected by Lender, or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower(s). The borrower(s) shall pay any recordation costs.

22. Right of Lender to Cure Default Under Prior Mortgage. Borrower(s) authorized Lender to make such payments as shall be necessary to cure a default under any prior mortgage covering the property, and any payments so made, together with interest at the rate of two percent (2%) per month from the date of disbursement until the date of repayment, shall become part of the Debt and shall be secured by the lien of this mortgage, and Borrower(s) shall pay the same within ten (10) days after demand.

Notwithstanding any other rights or remedies available to Lender, in the event of a default under any prior mortgage covering the property, the Lender may, at its option, require immediate payment in full of all sums secured by this mortgage.

23. Additional Property Mortgaged. Borrower(s) also mortgages to Lender all personal property, attached to or used in connection with the premises, including but not limited to steam and hot-water boilers, pipes, radiators, bath tubs, water-closets, refrigerators, gas and electrical fixtures, ranges, carpets, rugs, shades, oil burners, coal stokers, plumbing and bathroom fixtures, air conditioning and sprinkler systems, clothes washers and dryers, dishwashers, wash tubs, sinks, stoves, awnings, screens, storm windows and storm doors, elevators, motors, dynamos, kitchen cabinets, incinerators, plants and shrubbery and all other equipment and machinery, appliances, fittings, and fixtures and every kind, and all replacements and additions.

24. No Abandonment. Borrower(s) will not abandon the Property; such being deemed to be abandonment in the event Borrower(s) is absent from the Property for thirty (30) days or more, and fail to deny such abandonment within thirty (30) days of notice by Lender sent to the Property Address.

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25. **Loss of Property on Default.** DEFAULT IN THE PAYMENT OF THIS DEBT MAY RESULT IN THE LOSS OF THE PROPERTY SECURING THE LOAN. UNDER FEDERAL LAW, BORROWER(S) MAY HAVE THE RIGHT TO CANCEL THIS AGREEMENT. IF BORROWER(S) HAS THIS RIGHT, LENDER IS REQUIRED TO PROVIDE BORROWER(S) WITH A SEPARATE

WRITTEN NOTICE SPECIFYING THE CIRCUMSTANCES AND TIMES UNDERWHICH BORROWER(S) CAN EXERCISE THIS RIGHT.

BY SIGNING BELOW, Borrower(s) accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower(s) and recorded with it.


Faith on Fire Worship Center by
Terrence Rogers


Faith on Fire Worship Center by
Krystle Rogers

STATE OF INDIANA)

COUNTY OF LAKE)
) ss
)

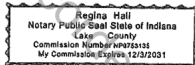
I, the undersigned, a Notary Public In and for said County, in the State aforesaid, do hereby certify that Terrence Rogers and Krystle Rogers, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person, and acknowledged that it signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day March, 2024

Notary's County of Residence: Lake

Notary's Commission Expires: 12-03-2031


NOTARY PUBLIC



AFTER RECORDING, RETURN TO AND SEND SUBSEQUENT TAX BILLS TO:

Faith on Fire Worship Center
3833 Grand Blvd
East Chicago, Indiana, 46312

This instrument was prepared by: *Tia Martin Escrow Doctors, 111 W Jackson, Suite 1700, Chicago, IL 60604*

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Tia Martin

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Exhibit "A"
Property Description

ALL OF LOT 17, BLOCK 18, SECOND ADDITION TO INDIANA HARBOR, LOCATED IN LAKE COUNTY, INDIANA.

Property of Lake County Recorder