

2/24/2024 11:55:32
04/30/2024 02:51 PM
TOTAL FEE: 55.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

CTNW 2402021

REAL ESTATE MORTGAGE

This indenture witnesseth that Happyhouses, LLC, of Lake County, Indiana, as MORTGAGOR,

MORTGAGES AND WARRANTS

to Hansberger Holdings, LLC, whose mailing address is Hansberger Holdings, LLC, 1256 Winwood Cove, Tupelo, MS 38801 as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

REDIV. HOFFMANS 1ST ADD. ALL L.33 BL.2 ALL L.34 BL.2

Commonly known as: 4732 Towle Ave, Hammond, IN 46327

and the rents and profits therefrom, to secure the payment of the principal sum of One Hundred Sixty-Nine Thousand Nine Hundred and 00/100 Dollars, (\$169,900.00), 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 payee on the insurance binder, and the insurance policy must provide that the policy may not be canceled without first giving

Initials MP

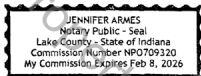
CHICAGO TITLE INSURANCE COMPANY

NOT AN OFFICIAL DOCUMENT

WITNESS my hand and Notarial Seal this 25th day of April, 2024.

MY COMMISSION EXPIRES:

2/8/26



Jennifer Armes
Notary Public

A Resident of Lake County

This Instrument Prepared By: **Hansberger Holdings, LLC** Kevin Hansberger
1256 Winwood Cove, Tupelo, MS 38801
Our file No. 4732 Towle Ave, Hammond, IN 46327

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. Jennifer Armes

Initials JA