

REAL ESTATE MORTGAGE

This indenture witnesseth that **One Group Network, LLC** of Lake County, Indiana, as MORTGAGOR,
MORTGAGES AND WARRANTS

to **Inspira Financial Trust, LLC Custodian FBO Brian P. McNulty IRA #3043211** as to an undivided interest of 53.06% - 17171 Park Row #100, Houston, TX 77084; and **Inspira Financial Trust, LLC Custodian FBO Brian P. McNulty HSA #3043271** as to an undivided interest of 46.94% - 17171 Park Row #100, Houston, TX 77084, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

LOT 19 AND LOT 20 EXCEPT THE SOUTH 0.51 FEET IN BLOCK 1 NEW KENSINGTON ADDITION TO THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 18, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as 952 Stevenson St, Gary, IN 46406, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Ninety-Eight Thousand and 00/100 Dollars, (**\$98,000.00**) 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.

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 Mortgagee 14 days written notice. Mortgagee shall have the right to inspect the premises upon giving Mortgagee 24 hours written notice.

The undersigned person executing this mortgage on behalf of **One Group Network, LLC**, represents and certifies that he or she is a duly elected officer of **One Group Network, LLC**, and has been fully empowered, by proper resolution of the Board of Directors of **One Group Network, LLC**, to execute

Initials *J*

NOT AN OFFICIAL DOCUMENT

the foregoing instrument was executed and delivered by Jarrod Stotmeister, an Authorized Signer on behalf of **One Group Network, LLC**, in the foregoing subscribing witness' presence.

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

Nicole Powell

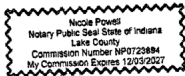
MY COMMISSION EXPIRES:

Nicole Powell Notary Public

12-03-2027

A Resident of Lake County

This Instrument Prepared By: Brian McNulty
17171 Park Row #100, Houston, TX 77084
Our file No. 952 Stevenson St, Gary, IN 46406, USA



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.

Judith Wilder

Initials JJ