PG #: 3
RECORDED AS PRESENTED

GINA PIMENTEL RECORDER

## REAL ESTATE MORTGAGE

This indenture witnesseth that One Group Network of Lake County, Indiana, as MORTGAGOR,

## MORTGAGES AND WARRANTS

to Doniell & Colin Remington- 6 Hearthwood Dr, Barrington, RI 02806, as MORTGAGEE, the following real estate in Lake County, State of Indiana, to wit:

Lot 9 in Block 6, Tarrytown Second Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 30 page 86 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 4300 W 22nd Pl, Gary, IN 46404, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Ninety-Seven Thousand Eight hundred and 00/100 Dollars, (897,800.00) 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 Mortgagor 24 hours written notice.

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

Initials \_\_\_\_\_

## NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, One Group Network, has caused this mortgage to be executed this 22nd day of August, 2024.

One Group Network,

UT Initials

Jarrod Stermeister, Authorized Signer	
EXECUTED AND DELIVERED in my presence:	
Heather Bower	
Witness: Heather Bowser	
STATE OF INDIANA	
COUNTY OF LAKE )	
Before me, a Notary Public in and for said County and State, pe who having been duly sworn, stated that he/she is the Authoriz Network, who acknowledged the execution of the foregoing Mor Group Network, and who, having been duly sworn, stated that the are true.	ted Signer on behalf of One Group
WITNESS my hand and Notarial Seal this 22nd day of August, 2	
Nicole Poull  Nicole Buell Notary Public	MY COMMISSION EXPIRES:
Nicolo Powell Notary Public	13-03-3027
A Resident of <u>La Ve</u> County	Necole Powell
STATE OF INDIANA ) ) SS:	Notary Public Seel State of Indiana La Economy Public Seel State of Indiana Commission Number 1203/2894 My Commission Experts 1203/2027
COUNTY OF LAKE )	*Q_
Before me, a Notary Public in and for said County being known or proved to subscribed as a witness to the foregoing instrument, who, being do the foregoing instrument was executed and delivered by Jarrod Sehalf of One Group Network, in the foregoing subscribing witness	o me to be the person whose name is ally sworn by me, deposes and says that Stotmeister, an Authorized Signer on
WITNESS my hand and Notarial Seal this 22nd day of August, 2	024.

## NOT AN OFFICIAL DOCUMENT

Dicole Buels	MY COMMISSION EXPIRES
Nicole Powell Notary Public	12-03-2027

A Resident of Lake County

This Instrument Prepared By: Doniell & Colin Remington Pr. Jr. Ba. 30 W 22n.

Open of lake County Peconder 6 Hearthwood Dr. Barrington, RI 02806 Our file No. 4300 W 22nd Pl, Gary, IN 46404. 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.

John Withdred