

REAL ESTATE MORTGAGE

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

MORTGAGES AND WARRANTS

to **Quest Trust Company FBO Peter VerLee Roth #37092-21** as to an undivided interest of 60.00% (\$52,800.00) -17171 Park Row #100, Houston, TX 77084; and **Phillip VerLee** as to an undivided interest of 40.00% (\$35,200.00) -PO Box 7381, Ann Arbor, MI 48107, as **MORTGAGEE**, the following real estate in Lake County, State of Indiana, to wit:

Lot 29 in Block 2 in Gary City Estates, Fourth Subdivision Gary, as per plat thereof, recorded in Plat Book 17 page 17A in the Office of the Recorder of Lake County, Indiana.

Commonly known as 308 Hamlin St, Gary, IN 46406, USA

and the rents and profits therefrom, to secure the payment of the principal sum of Eighty-Eight Thousand and 00/100 Dollars, (**\$88,000.00**) when the same shall become due, of all sums due and owing the mortgagee 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

Initials JJ

NOT AN OFFICIAL DOCUMENT

WITNESS my hand and Notarial Seal this 28th day of August, 2024.

Nicole Powell

MY COMMISSION EXPIRES:

Nicole Powell Notary Public

12-03-2027

A Resident of Lake County



This Instrument Prepared By: Peter VerLee
17171 Park Row #100, Houston, TX 77084
Our file No. 308 Hamlin 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.

John Wickham

Property of Lake County Recorder

Initials JJ