



Monmouth County Document Summary Sheet



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Return Name and Address
Lombardi and Lombardi, P.A.
PO Box 2065
1862 Oak Tree Road
Edison, New Jersey 08820



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CHRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

Submitting Company

Lombardi and Lombardi, P.A.

Document Type

Mortgage

Document Date (mm/dd/yyyy)

12/11/2023

Total Number of Pages
(Including the cover sheet)

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Consideration Amount (If applicable)

\$250,000.00

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DEC 14 2023

5

DEC 29 2023



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INSTRUMENT NUMBER

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COUNTY RECORDING FEES \$70.00

TOTAL PAID \$70.00

First Party	Name(s) (Last Name, First Name or Company Name)	Address (Optional)			
	Lombardi and Lombardi, P.A. Profit Sharing Plan and Trust				
Second Party	Name(s) (Last Name, First Name or Company Name)	Address (Optional)			
	Chait, Galit Moracci, Francesco				
The Following Section is Required for DEEDS Only					
Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
Recording Reference to Original Document					
Reference Information (Marginal Notation)	Book	Beginning Page		Instrument No.	

This Mortgage, made the 11th day of December, 2023,
Between GALIT CHAIT AND FRANCESCO MORACCI

hereinafter referred to as the *Mortgagor*;

And

LOMBARDI & LOMBARDI, P.A., PROFIT SHARING PLAN & TRUST

hereinafter referred to as the *Mortgagee*:

Witnesseth, that this mortgage is given to secure payment of an indebtedness in the sum of Two Hundred and Fifty Thousand and 00/100 Dollars, in lawful money of the United States of America together with interest from the date hereof at the rate of 6.0% % per year, according to the terms of a certain bond, note or obligation, bearing even date herewith, the terms of which are hereby made a part hereof as though set forth herein at length, payable in the following manner:

This mortgage secures a loan of \$250,000.00 made to mortgagor that requires quarterly payments of interest at the rate of 6.0% annum with a maturity dated of June, 2025 at which time all accrued interest and the principal balance shall be due and payable.

and in consideration of one dollar the Mortgagor hereby mortgages to the Mortgagee

All
tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being
in the Township of Howell in the County
of Monmouth and State of New Jersey

Premises commonly known as 122 Mid Court, Howell, New Jersey 07731; designated on the Tax Map of Howell Township, New Jersey as Block 142.01, Lot 122.

See legal description annexed hereto and made part hereof.

Being the same premises conveyed to the Mortgagor by Deed dated July 1, 2002, recorded August 12, 2022, with the Clerk of Monmouth County in Deed Book OR-8135, at Page 8629 as instrument number 2002 153616.

Francesco Moracci, spouse of Mortgagor, Galit Chait, executes the within Mortgage to subordinate any spousal and/or survivorship right in or to the property to the mortgage interest of the Mortgagee.

And the Mortgagor covenants with the Mortgagee as follows:

1. That the Mortgagor warrants the title to the premises.
2. That no owner of the mortgaged property shall be entitled to any credit by reason of the payment of any tax thereon.
3. That the Mortgagor will pay the indebtedness as hereinbefore provided.
4. That the buildings on the premises shall be kept insured against loss of fire and all other hazards, in a sum not less than the amount of said indebtedness for the benefit of the holder hereof.
5. That the Mortgagor will keep the building or buildings on the premises in repair at all times and that no building on the premises shall be removed or demolished without the written consent of the Mortgagee.
6. That the Mortgagor within Thirty (30) days, upon written request of the holder hereof will furnish at the expense of said holder a statement of the amount due on this mortgage and proof of payment of taxes due.
7. That if the Mortgagor shall fail to pay municipal taxes, assessments, insurance premiums or any other sums or charges affecting the within described premises, when due, then the Mortgagee shall have the option of paying the same and the amounts so paid or advanced shall be a lien thereon and added to the amount due hereunder on the obligation or note secured by these presents, and shall be payable on demand with interest at the rate of Twelve (12) per year.
8. That the whole of the principal sum together with interest shall at the option of the holder of the mortgage become due after default in the payment of any installment of principal or interest for Thirty (30) days, or after default in the payment of any tax, water rate or assessment for Thirty (30) days or upon breach of any of the covenants and conditions herein, or if any lien to which the within mortgage is subordinate, shall be in default for days or foreclosure or other action to satisfy the same shall be instituted.

The neuter gender, when used herein, shall include all persons and corporations, and words used in the singular shall include words in the plural where the text of the instrument so requires.

All the terms, covenants, provisions and conditions herein contained shall be for the benefit of and shall bind the respective parties hereto, and their legal representatives, successors and assigns, respectively.

In Witness Whereof, the said Mortgagor ha hereunto set hand and seal, or caused these presents to be signed by its proper and duly authorized corporate officers and its corporate seal to be hereto affixed, the day and year first above written.

THE MORTGAGOR HEREBY DECLARES AND ACKNOWLEDGES THAT THE MORTGAGOR HAS RECEIVED, WITHOUT CHARGE, A TRUE COPY OF THIS MORTGAGE.

GALIT CHAIT

FRANCESCO MORACCI

State of New Jersey,
County of MIDDLESEX Bergen ss.:

Be it Remembered, that on this 11th day of December, 2023, before me, the subscriber, ROSA LOCIUDICE A Notary Public, personally appeared

GALIT CHAIT AND FRANCESCO MORACCI

who, I am satisfied, all the persons named in and who executed the within Instrument, and thereupon they acknowledged that they signed, sealed and delivered the same as act and deed, for the uses and purposes therein expressed.

MARY THERESA CALDERONE
A Notary Public of New Jersey
My Commission Expires October 21, 2027
Commission# 2035940

State of New Jersey.

County of

Be it Remembered, that on this

ss.:

day of

19 , before me,

personally appeared
who, being by me duly sworn on h oath, deposes and makes proof to my satisfaction, that
he is the Secretary of

the Corporation named in the within Instrument;
is the

that
President of said Corporation; that the execution, as well as the making of this Instrument, has
been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that
deponent well knows the corporate seal of said Corporation; and that the seal affixed to said
Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and
delivered by said President as and for the voluntary act and deed of said Corpora-
tion, in presence of deponent, who thereupon subscribed h name thereto as attesting witness.

Sworn to and subscribed before me,
the date aforesaid.

REAL ESTATE

Mortgage.

SALIT CHAIT and
Frances Moracci

TO

LOMBARDI & LOMBARDI, PA, PROFIT
SHARING PLAN & TRUST

DATED: December 11, 2023

Prepared by:

MICHAEL F. LOMBARDI
C/o LOMBARDI & LOMBARDI, PA

RECORD AND RETURN TO

LOMBARDI & LOMBARDI, PA
1862 OAK TREE ROAD
EDISON, NEW JERSEY 08820

To the Register or Clerk
County of

The within mortgage having been fully paid
and satisfied, you are hereby authorized to
cancel same of record.

Dated: 10

(L. S.)

Signature of Mortgagee hereby certified to
be genuine.

President

Attest:

Secretary

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE INSURANCE COMMITMENT**

CTA # 1002-04325/Chait

SCHEDULE A ITEM NUMBER 3

DESCRIPTION

All that certain tract, lot and parcel of land lying and being in the TOWNSHIP OF HOWELL, COUNTY OF MONMOUTH and STATE OF NEW JERSEY, being more particularly described as follows:

BEING known as Lot 122 in Block 142.01 as delineated on a certain map entitled, "LOTS 15, 15.01, 16 & 24 BLOCK 142 TOWNSHIP OF HOWELL, MONMOUTH COUNTY, NEW JERSEY", CONDOMINIUM MAP - ADELPHIA GREENS, Filed in the Monmouth County Clerk's Office on **December 3, 1999** as Map No. 274-23.

KNOWN and designated as Condominium No. 122 in Building No. 13 in accordance with that certain Master Deed entitled, ADELPHIA GREENS CONDOMINIUM, together with a **.48077** undivided percentage interest in the common elements in accordance with said Master Deed as recorded in the Monmouth County Clerk's office on October 27, 1999 in Deed Book 5873, Page 648, as the same may be now or hereafter lawfully amended.

ALSO known as Lot 122 (C1000) in Block 142.01 as shown on the current Tax Map of the Township of Howell, Monmouth County, New Jersey.

COMMONLY known as: 122 Mid Ocean Court, Howell, New Jersey.

The foregoing is in accordance with survey certificate prepared by Schoor DePalma Engineers, by Martin F. Tirella, NJPLS License No. 27477, dated February 14, 2001.

BEING THE SAME PREMISES CONVEYED TO:

Joseph Rice and Tara Rice, husband and wife by deed from Hovbilt, Inc., dated March 2, 2001, recorded March 13, 2001 in the Monmouth County Clerk's/Register's Office in Deed Book 8009 at Page 9100