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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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MICHAEL A. TOWN
RECORDER

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MODIFICATION OF MORTGAGE

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is December 23, 2004. The parties and their addresses are:

MORTGAGOR:

MEADOWBROOK, LOWELL, LIMITED PARTNERSHIP

An Indiana Limited Partnership
310 S. Nichols Street
Lowell, Indiana 46356-2332

LENDER:

CENTIER BANK

Organized and existing under the laws of Indiana
600 East 84th Avenue
Merrillville, Indiana 46410
TIN: 35-0161790

1. BACKGROUND. Mortgagor and Lender entered into a security instrument dated October 29, 2003 and recorded on May 10, 2004 (Security Instrument). The Security Instrument was recorded in the records of Lake County, Indiana at The Office of the Recorder of Lake County, Indiana under Document No. 2004 038318 and covered the following described Property:

See "Exhibit A"

The property is located in Lake County at , Lowell, Indiana 46356.

2. MODIFICATION. For value received, Mortgagor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Maximum Obligation Limit. The maximum obligation provision of the Security Instrument is modified to read:

(1) Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time will not exceed \$215,000.00. This limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

B. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts. This Security Instrument will secure the following Secured Debts:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A renewal note or other agreement, No. 36755, dated December 23, 2004, from Mortgagor to Lender, with a maximum credit limit of \$215,000.00, with an interest rate based on the then current index value as the renewal note prescribes and maturing on November 23, 2005. One or more of the debts secured by this Security Instrument contains a future advance provision.

(b) All Debts. All present and future debts from Mortgagor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each

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agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. In the event that Lender fails to provide any required notice of the right of rescission, Lender waives any subsequent security interest in the Mortgagor's principal dwelling that is created by this Security Instrument. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Mortgagor warrants that Mortgagor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, mortgage and warrant the Property. Mortgagor also warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.

5. ADDITIONAL TERMS. The maximum obligation limit is being increased from \$140,000.00 to \$215,000.00

SIGNATURES. By signing, Mortgagor agrees to the terms and covenants contained in this Modification. Mortgagor also acknowledges receipt of a copy of this Modification.



MORTGAGOR:

By James R. Prange
 Meadowbrook, Lowell, Limited Partnership
 General Partner

By James R. Prange
 James Prange, Inc.
 President

LENDER:

By Greg Gordon
 Centier Bank
 Vice President

ACKNOWLEDGMENT.

(Business or Entity)

State OF IN, County OF Lake ss.

Before me, Elaine VanDenburgh, a Notary Public this 23rd day of December 2004, James Prange, Inc. - General Partner and James R. Prange - President of Meadowbrook, Lowell, Limited Partnership a Limited Partnership acknowledged the execution of the annexed instrument of the Limited Partnership.

My commission expires:

(Notary Public)

Elaine VanDenburgh

(Notary's County)

Lake

ELAINE VAN DENBURG

NOTARY PUBLIC, Lake County, Indiana
My Commission Expires August 29, 2009
Resident of Lake County, Indiana



(Lender Acknowledgment)

State OF IN, County OF Lake ss.

Before me, Elaine VanDenburgh, a Notary Public this 23rd day of December, 2004, Greg Gordon -- Vice President of Centier Bank, a corporation, acknowledged the execution of the annexed instrument of the corporation.

My commission expires:

(Notary Public)

Elaine VanDenburgh

(Notary's County)

Lake

ELAINE VAN DENBURG

NOTARY PUBLIC, Lake County, Indiana
My Commission Expires August 29, 2009
Resident of Lake County, Indiana

This instrument was prepared by Greg Gordon, Vice President, Centier Bank, 600 East 84th Ave., Merrillville, Indiana 46410

LEGAL DESCRIPTION

Phase B, in Meadowbrook, Phases 5, 6, and 8, in the Town of Lowell, as per plat thereof, recorded in Plat Book 86, page 98, in the Office of the Recorder of Lake County, Indiana, EXCEPTING THEREFROM that part described as follows:

Part of Phase B, Meadowbrook, Phases 5, 6, and 8, in the Town of Lowell, as per plat thereof, recorded in Plat Book 86, page 98, in the Office of the Recorder of Lake County, Indiana, described as commencing at the Southeast corner of said Phase B; thence North 00 degrees 19 minutes 37 seconds West along the East line of said Phase B a distance of 12.01 feet to the Point of Beginning; thence North 88 degrees 28 minutes 22 seconds West parallel to the South line of said Phase B a distance of 780.50 feet; thence North 01 degree 31 minutes 38 seconds East, 235.86 feet; thence South 88 degrees 28 minutes 22 seconds East 105.96 feet; thence North 01 degree 18 minutes 28 seconds West 116.00 feet to the South R/W of Meadowbrook Drive; thence along the South R/W line of Meadowbrook Drive the following six courses: thence along a curve to the right with a radius of 726.00 feet, for an arc distance of 96.02 feet and having a chord bearing and distance of South 77 degrees 11 minutes 31 seconds East, 95.96 feet; thence South 73 degrees 24 minutes 10 seconds East 50.00 feet; thence along a curve to the left with a radius of 260.40 feet, for an arc distance of 213.26 feet and having a chord bearing and distance of North 83 degrees 08 minutes 10 seconds East, 207.35 feet; thence along a curve to the right with a radius of 234.18 feet, for an arc distance of 169.48 feet and having a chord bearing and distance of North 80 degrees 24 minutes 23 seconds East, 165.81 feet; thence South 67 degrees 54 minutes 19 seconds East, 52.62 feet; thence along a curve to the left with a radius of 538.01 feet, for an arc distance of 107.67 feet, and having a chord bearing and distance of South 84 degrees 35 minutes 37 seconds East, 107.49 feet to the Northeast corner of said Phase B; thence South 00 degrees 19 minutes 37 seconds East along the East line of Phase B and the West line of Nichols Street 356.70 feet to the Point of Beginning.

