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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 052235

2011 SEP 22 AM 10:59

Missouri
Recorder

RECORDATION REQUESTED BY:

First Financial Bank, N.A.
Branch 744
300 High St
Hamilton, OH 45011

WHEN RECORDED MAIL TO:

First Financial Bank, N.A.
Branch 744
300 High St
Hamilton, OH 45011

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 29, 2011, is made and executed between SCHEPEL BUICK-GMC, INC., fka SCHEPEL BUICK-PONTIAC-GMC, INC. FORMERLY SCHEPEL BUICK-GMC TRUCK, INC. SUCCESSOR BY MERGER TO SCHEPEL LAND, INC. AN INDIANA CORPORATION, whose address is 3209 W Lincoln Hwy, Merrillville, IN 46410-5150 (referred to below as "Grantor") and First Financial Bank, N.A., whose address is 300 High St, Hamilton, OH 45011 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 2, 2007 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

recorded on July 17, 2008 at Lake County, Indiana as Instrument # 2008 051505.

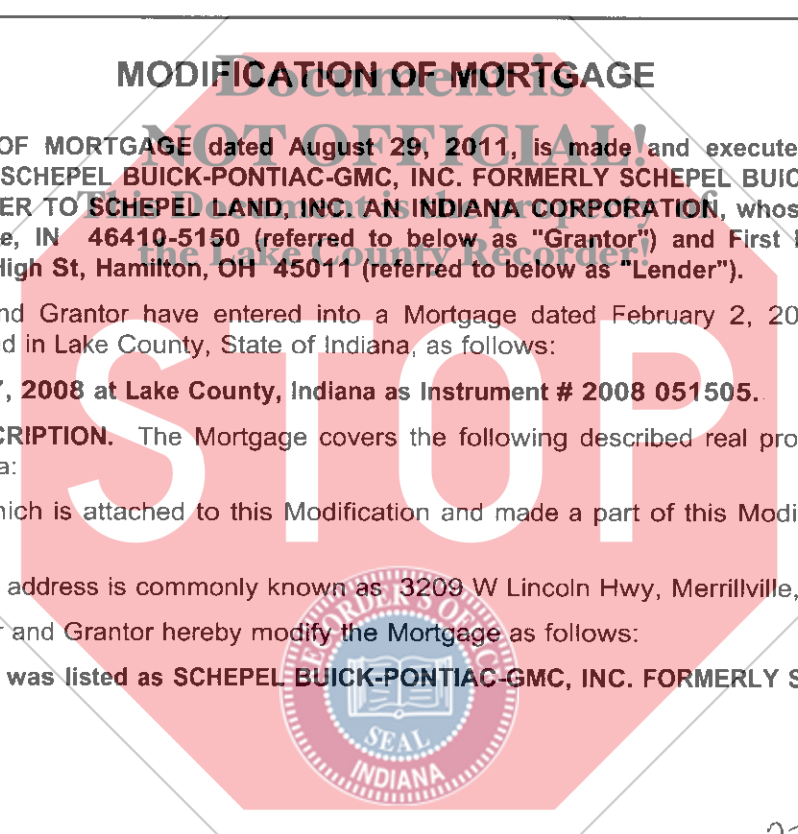
REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Lake County, State of Indiana:

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 3209 W Lincoln Hwy, Merrillville, IN 46410-5150.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

the prior Mortgagor was listed as SCHEPEL BUICK-PONTIAC-GMC, INC. FORMERLY SCHEPEL BUICK-GMC



AMOUNT \$ 23.00
CASH _____ CHARGE _____
CHECK # 60260825 + 60261384
OVERAGE _____
COPY _____
NON-COM _____
CLERK JR

12/26

**MODIFICATION OF MORTGAGE
(Continued)**

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TRUCK, INC. SUCCESSOR BY MERGER TO SCHEPEL LAND, INC. AN INDIANA CORPORATION. Certificate of Amendment filed with the Indiana Secretary of State shows the Mortgagor's name to be amended to SCHEPEL BUICK-GMC, INC. Therefore, Mortgagor's name is amended to SCHEPEL BUICK-GMC, INC., and all references to Mortgagor amended likewise.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.


COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts, taken together, shall constitute one and the same Agreement.

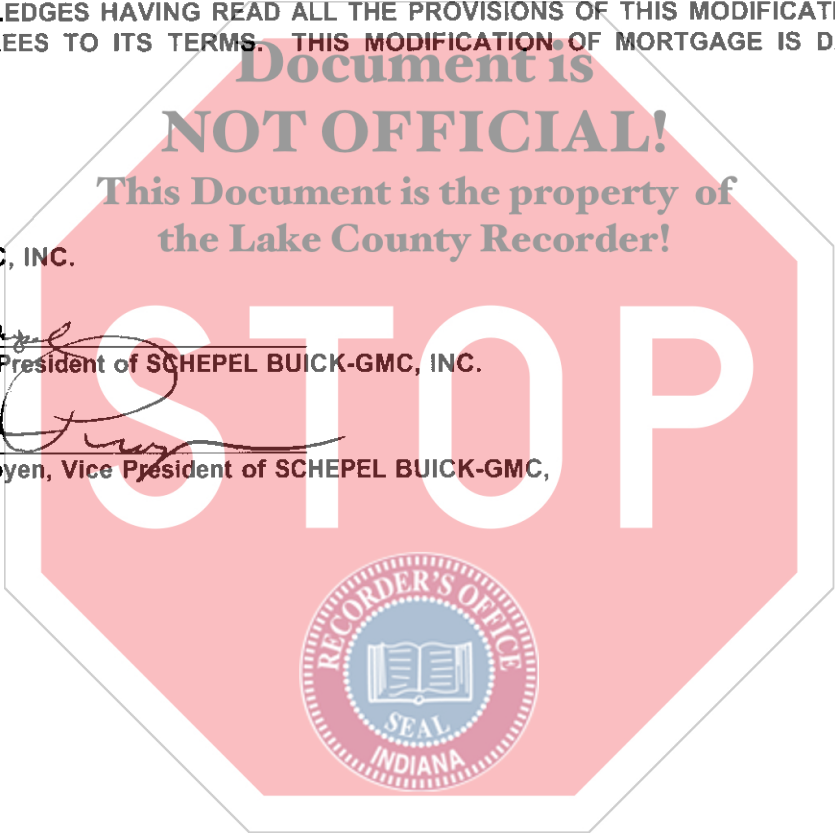
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 29, 2011.

GRANTOR:

SCHEPEL BUICK-GMC, INC.

By: 
Richard Schepel, President of SCHEPEL BUICK-GMC, INC.

By: 
Thomas Van Prooyen, Vice President of SCHEPEL BUICK-GMC, INC.



MODIFICATION OF MORTGAGE
(Continued)

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LENDER:

FIRST FINANCIAL BANK, N.A.

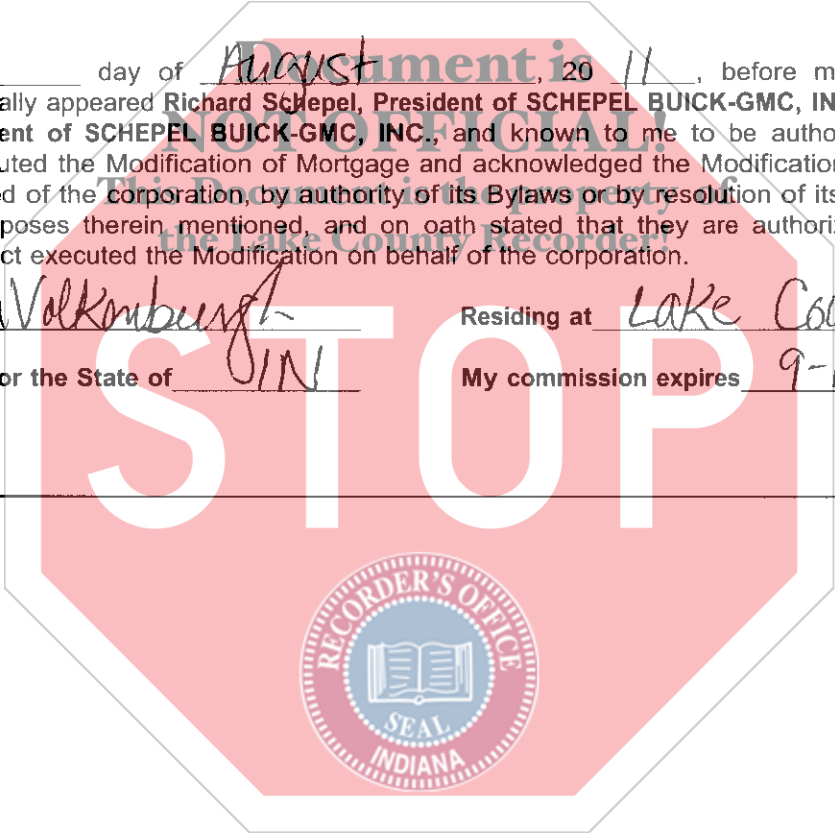
X [Signature]
Michael Schhelder, Relationship Manager

CORPORATE ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)

On this 29th day of August, 2011, before me, the undersigned Notary Public, personally appeared **Richard Schepel, President of SCHEPEL BUICK-GMC, INC. and Thomas Van Prooyen, Vice President of SCHEPEL BUICK-GMC, INC.**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Gula VanValkenburg Residing at Lake County
Notary Public in and for the State of IN My commission expires 9-15-2013



MODIFICATION OF MORTGAGE
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LENDER ACKNOWLEDGMENT

STATE OF Indiana)

COUNTY OF Lake) SS

On this 29th day of August, 20 11, before me, the undersigned Notary Public, personally appeared **Michael Schneider** and known to me to be the **Relationship Manager**, authorized agent for **First Financial Bank, N.A.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Financial Bank, N.A.**, duly authorized by **First Financial Bank, N.A.** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **First Financial Bank, N.A.**

By Julie VanVolkenburg
Notary Public in and for the State of IN

Residing at Lake County
My commission expires 9-15-2013

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder

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 (Michael Schneider, Relationship Manager).

This Modification of Mortgage was prepared by: Michael Schneider, Relationship Manager

STOP



EXHIBIT A

Parcel I

The South 582.94 feet of the North 622.94 feet of the East 490 feet of the following described parcel: that part of the East ½ of the North 120 acres of the Southeast ¼ of Section 19, Township 35 North, Range 8 West of the second Principal Meridian, in Lake County, Indiana, lying South of the Southerly right of way line of US Highway 30, more particularly described as follow: Commencing at the intersection of the Southerly right of way line of US Highway 30 and the East line of said Section 19; Thence South on said East line, a distance of 1836.06 feet to the South line of the North 120 acres of the Southeast ¼ of Section 19; thence West on said South line, a distance of 1323.21 feet to the West line of the East ½ of the North 120 acres of said Southeast ¼; thence North on said West line, a distance of 1878.40 feet to the intersection of said West line of the East ½ and the Southerly right of way line of US Highway 30; thence Easterly on a curve concave to the North and having a radius of 11,559.16 feet, a distance of 1324.29 feet to the point of beginning.

Parcel II

Part of the Northwest ¼ of the Southwest ¼ of Section 20 Township 35 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: beginning at the intersection of the West line of said Northwest ¼ of the Southwest ¼ with the South right of way line of US Highway 30; Thence South along said West line of said ¼ section, a distance of 264.00 feet; thence East, parallel to the North line of said ¼ section, a distance of 82.50 feet; thence North, parallel with the West line of said ¼ section, to the South right of way line of said US Highway 30; thence Westerly on the South right of way line of US Highway 30 to the point of beginning.

