

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 DEC 17 AM 10:18

MICHAEL B. BROWN
RECORDER

6
2014 080212

RECORDATION REQUESTED BY:
STANDARD BANK AND TRUST COMPANY
EASTERN REGION
7725 WEST 98th STREET
HICKORY HILLS, IL 60457

WHEN RECORDED MAIL TO:
STANDARD BANK AND TRUST COMPANY
EASTERN REGION
7725 WEST 98th STREET
HICKORY HILLS, IL 60457

SEND TAX NOTICES TO:
STANDARD BANK AND TRUST COMPANY
EASTERN REGION
7725 WEST 98th STREET
HICKORY HILLS, IL 60457

Document is
NOT OFFICIAL!
MODIFICATION OF MORTGAGE

This Document is the property of
the Lake County Recorder

THIS MODIFICATION OF MORTGAGE dated June 5, 2014, is made and executed between W. P. Farms LLC, whose address is 8051 Wicker Avenue., Suite A, St. John, IN 46373 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 WEST 98th STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 29, 2007 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Mortgage and Assignment of Rents recorded December 20, 2007 as Document Nos. 2007 099412 and 2007 099413; Modification of Mortgage recorded March 20, 2009 as Document No. 2009 017585; Modification of Mortgage recorded June 30, 2009 as Document No. 2009 043940; Modification of Mortgage recorded November 12, 2010 as Document No. 2010 065996; Modification of Mortgage recorded December 28, 2010 as Document No. 2010 076266; Modification of Mortgage recorded March 28, 2012 as Document No. 2012 021454; a Modification of Mortgage recorded September 19, 2012 as Document No. 2012 065680; a Modification of Mortgage recorded September 17, 2013 as Document No. 2013 067646 and a Modification of Mortgage recorded February 25, 2014 as Document No. 2014 011168.

FIDELITY NATIONAL
TITLE COMPANY

MS2014 072 standard
bank

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**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 4050430001

Page 2

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 Approximately 52.638 acres of vacant land located South of 101st Avenue and commonly known as 7410 and 7411 West 101st Avenue, St. John, IN 46373.

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

Maturity Date is extended to June 5, 2015. Repayment is modified as follows: Borrower will pay this loan in one payment of all outstanding principal plus all accrued unpaid interest on June 5, 2015. In addition, Borrower will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning July 5, 2014, with all subsequent interest payments to be due on the same day of each month after that as more fully set out a Change in Terms Agreement of the same date herewith incorporated herein by this reference.

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.

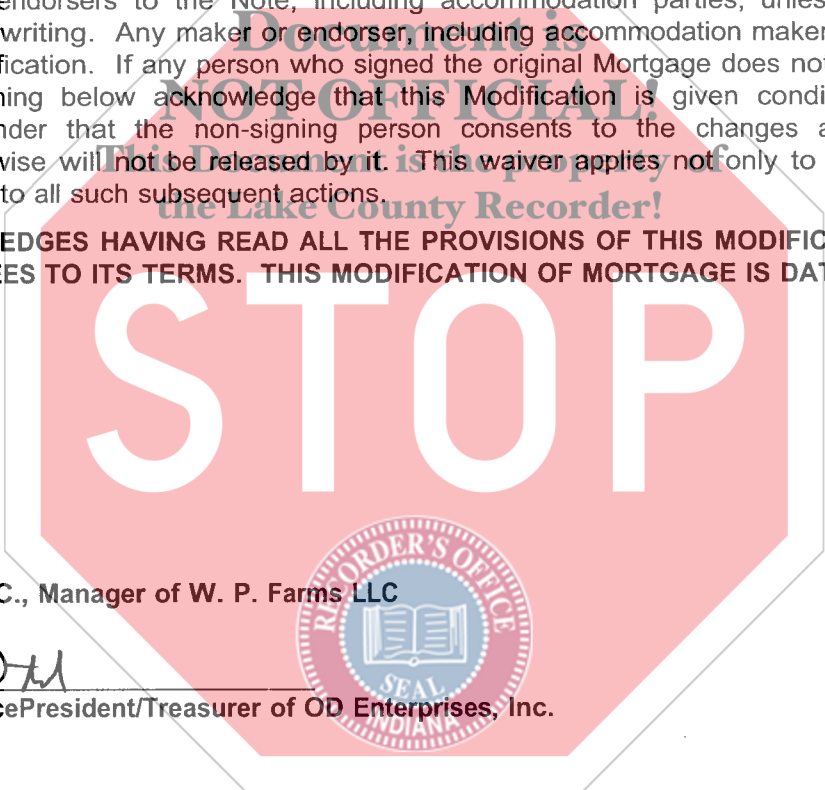
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 5, 2014.

GRANTOR:

W. P. FARMS LLC

OD ENTERPRISES, INC., Manager of W. P. Farms LLC

By: 
Scot F. Olthof, VicePresident/Treasurer of OD Enterprises, Inc.



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 4050430001

LENDER:

STANDARD BANK AND TRUST COMPANY

X [Signature]
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF INDIANA)

) SS

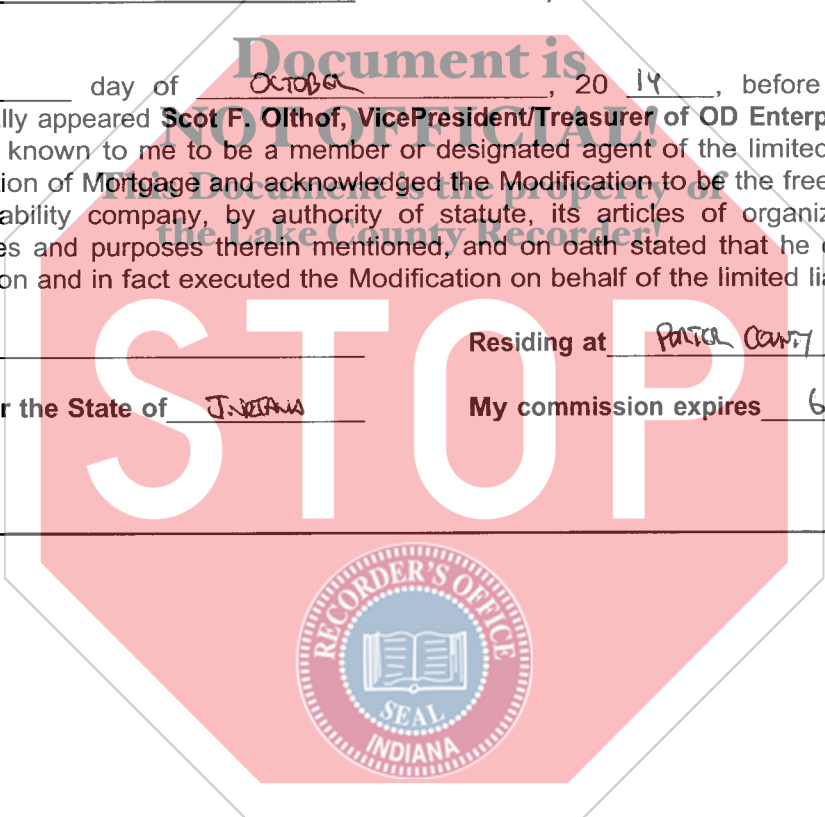
COUNTY OF Porter)

John Van Proyen
Notary Public Seal
State of Indiana
Porter County
My Commission Expires June 13, 2019

On this 27th day of October, 2014, before me, the undersigned Notary Public, personally appeared **Scot F. Olthof, Vice President/Treasurer of OD Enterprises, Inc., Manager of W. P. Farms LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]
Notary Public in and for the State of INDIANA

Residing at Porter County
My commission expires 6/13/19



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 4050430001

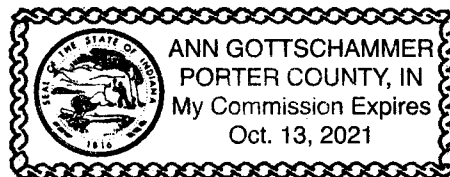
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LENDER ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Lake

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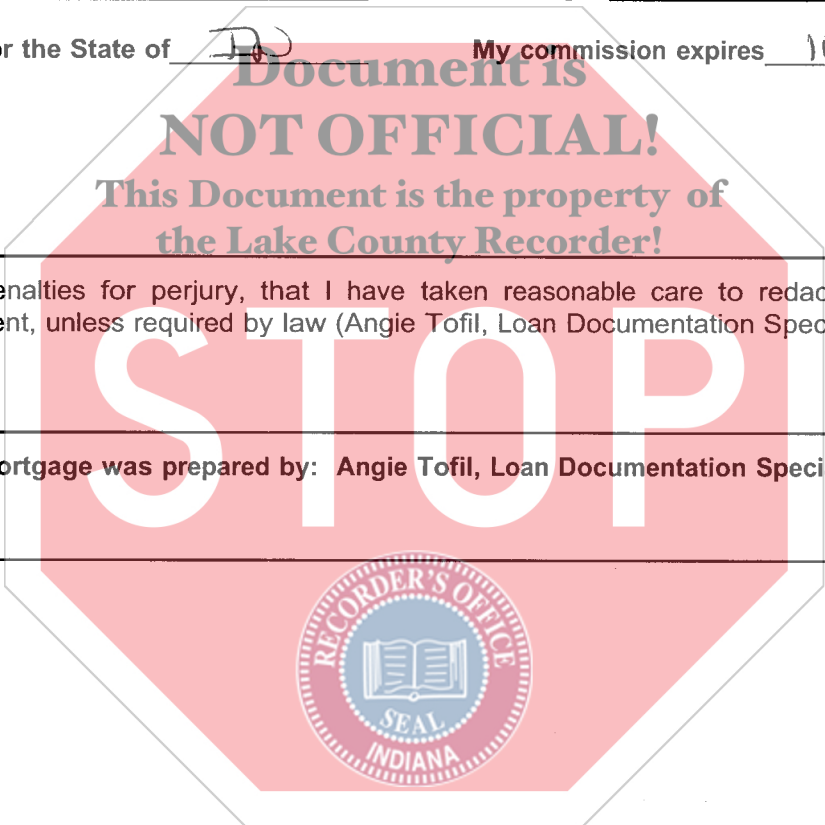
On this 31st day of October, 20 14, before me, the undersigned Notary Public, personally appeared Jeffrey Marsee and known to me to be the Asst. Vice Pres., authorized agent for **STANDARD BANK AND TRUST COMPANY** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **STANDARD BANK AND TRUST COMPANY**, duly authorized by **STANDARD BANK AND TRUST COMPANY** 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 **STANDARD BANK AND TRUST COMPANY**.

By Ann Gottschammer

Residing at Porter County, IN

Notary Public in and for the State of IN

My commission expires 10/13/2021



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 (Angie Tofil, Loan Documentation Specialist).

This Modification of Mortgage was prepared by: Angie Tofil, Loan Documentation Specialist

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

THAT PART LYING NORTH OF THE CENTERLINE OF 101ST AVENUE IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 240.27 FEET NORTH OF THE CENTER LINE OF W. 101ST AVENUE, ALONG THE WEST LINE OF SAID SECTION 35; THENCE EAST 40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO AND 40 FEET EAST OF THE SAID WEST LINE OF SECTION 35 WHICH IS ALSO THE CENTER LINE OF CLINE AVENUE, A DISTANCE OF 205.00 FEET TO THE 40 FOOT RIGHT OF WAY LINE OF W. 101ST AVENUE; THENCE EASTERLY ALONG THE CURVED RIGHT OF WAY LINE CONVEX TO THE NORTH, A CHORD DISTANCE OF 161.88 FEET: THENCE NORTH 228.90 FEET; THENCE WEST 160 FEET TO THE POINT OF BEGINNING, SAID EXCEPTION IS ALSO KNOWN AS STRAYER'S ADDITION TO LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 87 PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN ST. JOHN TOWNSHIP, LAKE COUNTY, INDIANA AND DESCRIBED AS COMMENCING AT A POINT 240.27 FEET NORTH OF THE CENTER LINE OF WEST 101ST AVENUE, ALONG THE WEST LINE OF SAID SECTION 35; THENCE EAST 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST 200.00 FEET; THENCE SOUTH PARALLEL TO AND 400.00 FEET EAST OF THE SAID WEST LINE OF SECTION 35, 265.30 FEET TO THE 40 FOOT RIGHT OF WAY LINE OF WEST 101ST AVENUE; THENCE NORTHWESTERLY ALONG THE LAST SAID LINE 203.10 FEET; THENCE NORTH PARALLEL TO AND 200.00 FEET EAST OF SAID WEST LINE OF SECTION 35, 228.90 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, LYING SOUTHERLY OF THE CENTER LINE OF 101ST AVENUE.

PARCEL 3:

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

PARCEL 4:

PART OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH ALONG THE EAST LINE OF SECTION 34, A DISTANCE OF 1863.51 FEET; THENCE WEST AT RIGHT ANGLES A DISTANCE OF 664.78 FEET; MORE OR LESS, TO THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 34; THENCE NORTH ALONG THE WEST LINE OF THE EAST ½ OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 34, A DISTANCE OF 1874.71 FEET MORE OR LESS TO THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

PARCEL 5:

THE NORTH ½ OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 9 WEST AT THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE WEST 20 ACRES THEREOF, ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 89 DEGREES 24 MINUTES 09 SECONDS WEST ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 176.86 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 40 DEGREES 29 MINUTES 21 SECONDS WEST A DISTANCE OF 896.83 FEET TO A POINT; THENCE SOUTH 01 DEGREE 07 MINUTES 49 SECONDS WEST A DISTANCE OF 585.51 FEET TO A POINT ON THE SOUTH LINE OF THE FRACTIONAL NORTH ½ OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 89 DEGREES 07 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF THE FRACTIONAL NORTH ½ OF THE NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 150 FEET TO A POINT, SAID POINT BEING SOUTH 89 DEGREES 07 MINUTES 53 SECONDS EAST, A DISTANCE OF 1744.65 FEET FROM THE SOUTHWEST CORNER OF THE FRACTIONAL NORTH ½ OF THE NORTHWEST 1/4 OF SAID SECTION 2; THENCE NORTH 01 DEGREE 07 MINUTES 49 SECONDS EAST A DISTANCE OF 639.84 FEET TO A POINT; THENCE NORTH 40 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 825.09 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 24 MINUTES .09 SECONDS EAST ALONG THE NORTH LINE OF THE FRACTIONAL NORTHWEST 1/4 OF SAID SECTION 2, A DISTANCE OF 195.51 FEET TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBER(S):

45-15-02-100-007.000-041 AND
45-11-35-376-001.000-032

COMMONLY KNOWN AS:

7410-7411 WEST 101ST AVENUE, ST. JOHN, LAKE COUNTY, INDIANA 46307