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2015 019962

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 APR -7 AM 8:31

MICHAEL B. BROWN
RECORDER

RECORDATION REQUESTED BY:

State Farm Bank, F.S.B.
NMLS Company ID 139716
One State Farm Plaza
Bloomington, IL 61710

~~WHEN RECORDED MAIL TO:~~

State Farm Bank, F.S.B.
P O Box 5961
Madison, WI 57305-0961

Return to: Dawn Tetla/AEG
5455 Detroit Rd, STE B
Sheffield Village, OH 44054
440-716-1820

SEND TAX NOTICES TO:

ALLISON M PHILLIPS
STEVEN C PHILLIPS
1774 ST GEORGE DR
SCHERERVILLE, IN 46375-2246

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AC 76992274026385

1762652-04

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 14, 2015, is made and executed between ALLISON M PHILLIPS and STEVEN C PHILLIPS; as Wife and Husband (referred to below as "Grantor") and State Farm Bank, F.S.B., whose address is One State Farm Plaza, Bloomington, IL 61710 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 15, 2008 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

RECORDED IN THE AMOUNT OF \$27,000.00 ON JUNE 11, 2008 AS DOCUMENT NUMBER 2008 042772 IN THE LAKE COUNTY RECORDS.

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

THE FOLLOWING REAL ESTATE IN LAKE COUNTY, IN THE STATE OF INDIANA, TO WIT:

LOT 10 IN NOVO-SELO, UNIT NUMBER 1, IN THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 98 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

THIS BEING THE SAME PROPERTY CONVEYED TO STEVEN C. PHILLIPS AND ALLISON M. PHILLIPS, HUSBAND AND WIFE, DATED 11/23/2004 AND RECORDED ON 12/03/2004 IN INSTRUMENT NO. 2004

AMOUNT \$ 23⁰⁰
CASH _____ CHARGE _____
CHECK # 014285
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

MB

MB

**MODIFICATION OF MORTGAGE
(Continued)**

101848, IN THE LAKE COUNTY RECORDERS OFFICE.

The Real Property or its address is commonly known as 826 HIGH RIDGE DRIVE, SCHERERVILLE, IN 46375-2246. The Real Property tax identification number is 45-11-14-102-020.000-036.

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

EXTENDING MATURITY DATE TO APRIL 30, 2020.

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.

ADDITIONAL EVENT OF DEFAULT/ACCELERATION. We can require you to pay us the entire outstanding balance in one payment, and charge you certain fees, if the property is not owner occupied as your primary residence .

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 14, 2015.

GRANTOR:

x Allison M Phillips
ALLISON M PHILLIPS

x Steven C Phillips
STEVEN C PHILLIPS



MODIFICATION OF MORTGAGE
(Continued)

LENDER:

STATE FARM BANK, F.S.B.

X *Steven W. Hahn*
Authorized Signer
STEVEN W. HAHN
HOME EQUITY MANAGER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IN

COUNTY OF Lake

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On this day before me, the undersigned Notary Public, personally appeared ALLISON M PHILLIPS and STEVEN C PHILLIPS, as Wife and Husband, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of March, 2015.

By *Kevin Levy* Residing at Porter County

Notary Public in and for the State of IN My commission expires 3-3-20



MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Missouri)

COUNTY OF St. Louis) SS)

On this 27th day of March, 20 15, before me, the undersigned Notary Public, personally appeared Steven W. Hahn and known to me to be the Home Equity Manager, authorized agent for State Farm Bank, F.S.B. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of State Farm Bank, F.S.B., duly authorized by State Farm Bank, F.S.B. 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 State Farm Bank, F.S.B.

By Donna J. Noonan Residing at Florissant, Mo.

Notary Public in and for the State of Missouri My commission expires 4/25/2015

DONNA J. NOONAN
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 11480778
My Commission Expires April 25, 2015

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 (VALERIE WALTON, LOAN REPRESENTATIVE).

Valerie Walton

This Modification of Mortgage was prepared by: VALERIE WALTON, LOAN REPRESENTATIVE

MLO Name Heather McCowan
NMLS# 64012
MLS Company Name NA
MLO Company ID NMLS# NA
State Farm Bank, FSB. NMLS#139718

RECORDING PAGE

