

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 028107

2015 MAY 11 AM 11:36

MICHAEL B. BROWN
RECORDER

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CONSTRUCTION CONVERSION
MODIFICATION AGREEMENT

(Fixed Interest Rate)

NOT OFFICIAL!

TWO ORIGINAL MODIFICATION AGREEMENTS MUST BE EXECUTED BY THE BORROWER: ONE ORIGINAL IS TO BE FILED WITH THE NOTE AND ONE ORIGINAL IS TO BE RECORDED IN THE LAND RECORDS WHERE THE SECURITY INSTRUMENT IS RECORDED.



This Construction Conversion Modification Agreement (the "Agreement"), made and effective this 5th day of May, 2015, between Centier Bank, Corporation ("Lender") and

Guske Joint Trust Dated November 10, 1995

("Borrower"), modifies and amends certain terms of Borrower's indebtedness evidenced by (1) the interim construction financing fixed interest rate Note (the "Fixed Rate Note") to Lender dated the 22nd day of August, 2014, the original principal sum of U.S. \$ 322,935.00 and secured by (2) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") and Rider(s), if any, dated the same date as the Fixed Rate Note and recorded in Book or Liber, at pages 2014 052684, of the County Records of **Lake, Indiana.**

(Name of Records)

(County and State, or Other Jurisdiction)

The Security Instrument covers the real and personal property described in the Security Instrument and defined as the "Property", located at:

**893 Theresa Dr
Crown Point, IN 46307**

(Property Address)

20-
22-
M.B.
Brown

14-20666-2

HOLD FOR MERIDIAN TITLE CORP

The real property described being set forth as follows:

Lot Numbered 181 in Copper Creek, Unit 1 an Addition to the City of Crown Point, as per plat thereof recorded as Plat Book 107 page 32 in the Office of the Recorder of Lake County, Indiana.

Borrower and Lender agree that on or before the date of this Agreement the construction or renovation, as applicable, of the Property has been completed and that all loan proceeds have been disbursed to Borrower in accordance with the terms of the Fixed Rate Note. Borrower and Lender have agreed to modify the terms of the Fixed Rate Note and Security Instrument in accordance with the terms of this Agreement. This Agreement is not a novation.

In consideration of the mutual promises and agreements exchanged, Lender and Borrower agree to follows (notwithstanding anything to the contrary contained in the Fixed Rate Note and Security Instrument):

1. Current Loan Balance. As of **May 5, 2015**, the amount payable under the Fixed Rate Note and Security Instrument, each as modified by this Agreement (the "Unpaid Principal Balance"), is U.S. **\$90,000.00.**

Interest, if any, has been paid through the date of this Agreement.

2. Note Modification. The terms and provisions of the interim construction financing stated in the Fixed Rate Note in Paragraphs 2 and 3, are amended and modified as follows:

- (a) Interest. Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Interest will be charged on the unpaid principal until the full amount of the Unpaid Principal Balance has been paid. Borrower must pay interest at a yearly rate of 3.625%. This interest rate shall apply both before and after any default described in the Fixed Rate Note.

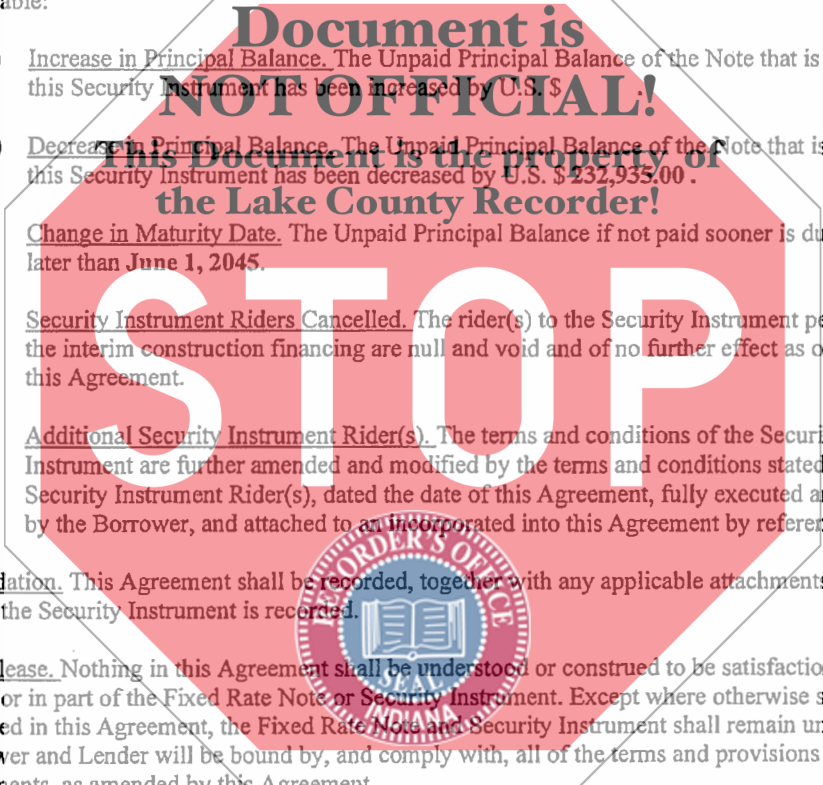
- (b) Payments. Borrower promises to make monthly payments in the amount of U.S. **\$ 410.45.**

Borrower shall pay principal and interest by making a payment every month. Borrower shall make the monthly payment on the 1st day of each month beginning on **July 1, 2015.** Borrower shall make these payments every month until Borrower has paid all of the principal and interest and any other charges described in the Fixed Rate Note. The monthly payment shall be applied as stated in the Fixed Rate Note.

If on **June 1, 2045** (the "Maturity Date"), Borrower still owes amounts under the Fixed Rate Note and the Security Instrument, each as amended by this Agreement, Borrower will pay those amounts in full on the Maturity Date.

Borrower must make the monthly payments at the place stated in the Fixed Rate Note or such other place as Lender may require.

- (c) Other Terms Remain in Effect. Other terms, including, without limitation, terms related to Borrower's right to prepay, loan charges, late charges and default, obligations of persons under the Note and payment in full in the even of a sale or transfer of the property, that are stated in the Fixed Rate Note remain in full force and effect.
- (d) Compliance with Covenants. Borrower shall comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument.
3. Amendments to the Security Instrument. The terms and provisions of the interim construction financing stated in the Security Instrument and amended and modified as follows; those marked are applicable:
- (a) Increase in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been increased by U.S. \$ _____.
- (b) Decrease in Principal Balance. The Unpaid Principal Balance of the Note that is secured by this Security Instrument has been decreased by U.S. \$ 232,935.00.
- (c) Change in Maturity Date. The Unpaid Principal Balance if not paid sooner is due in full not later than **June 1, 2045**.
- (d) Security Instrument Riders Cancelled. The rider(s) to the Security Instrument pertaining to the interim construction financing are null and void and of no further effect as of the date of this Agreement.
- (e) Additional Security Instrument Rider(s). The terms and conditions of the Security Instrument are further amended and modified by the terms and conditions stated in the Security Instrument Rider(s), dated the date of this Agreement, fully executed and delivered by the Borrower, and attached to and incorporated into this Agreement by reference.
4. Recordation. This Agreement shall be recorded, together with any applicable attachments, in all places where the Security Instrument is recorded.
5. No Release. Nothing in this Agreement shall be understood or construed to be satisfaction or release in whole or in part of the Fixed Rate Note or Security Instrument. Except where otherwise specifically provided in this Agreement, the Fixed Rate Note and Security Instrument shall remain unchanged, and Borrower and Lender will be bound by, and comply with, all of the terms and provisions of these instruments, as amended by this Agreement.



In Witness Whereof, Borrower has executed pages 1 through 5 of this Agreement.

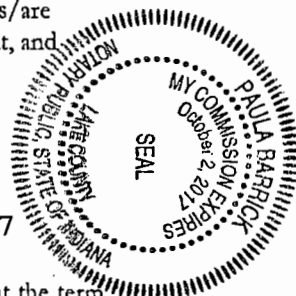
Signature: Donald R Guske Trustee Shirley E Guske trustee
Donald R Guske, Trustee Shirley E Guske, Trustee

As Trustee(s) of the Guske Joint Trust, under Trust Agreement dated November 10, 1995

State of Indiana)SS.
County of Lake

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Donald R Guske and Shirley E Guske, Trustee(s) of the Guske Joint Trust Dated November 10, 1995. Who is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledge the execution of said document as their free and voluntary act.

Given under my hand and Notarial Seal this date: May 5, 2015
Paula Barrick Notary Public
County of Residence: Lake
My Commission Expires: 10-02-2017



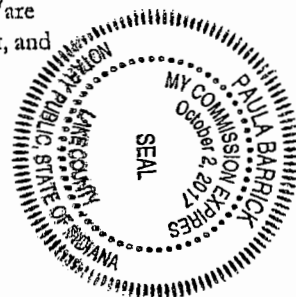
Settlor(s) of the Guske Joint Trust, under Trust Agreement dated November 10, 1995, agrees that the term "Borrower" when used in the Security Instrument shall include the Settlor(s), and the Settlor(s) acknowledges and agrees to be bound by all of the terms and covenants contained in this Security Instrument and any Riders to this Security Instrument.

Settlor(s): Donald R Guske Shirley E Guske
Donald R Guske, Settlor Shirley E. Guske, Settlor

State of Indiana)SS.
County of Lake

Before me, the undersigned, a Notary Public in for said County and State, personally appeared Donald R Guske and Shirley E Guske, Settlor(s) of the Guske Joint Trust Dated November 10, 1995. Who is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledge the execution of said document as their free and voluntary act.

Given under my hand and Notarial Seal this date: May 5, 2015
Paula Barrick Notary Public
County of Residence: Lake
My Commission Expires: 10-02-2017



Originator Names and Nationwide Mortgage Licensing System and Registry IDs:

Organization: Centier Bank NMLSR ID: 408076
Individual: Richard Opperman NMLSR ID: 146231

MULTISTATE CONSTRUCTION CONVERSION MODIFICATION AGREEMENT-Single Family
Freddie Mac UNIFORM INSTRUMENT Fixed Interest Rate (Modification of Note)

Form 5162 11/06

This instrument was prepared by:

J.R. Barkley
(Name)

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

J.R. Barkley
(Name)

After Recording Return to:

Centier Bank
600 E 84th Avenue
Merrillville, IN 46410

