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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 071005

2015 OCT 20 AM 9:40

MICHAEL B. BROWN
RECORDER

RECORDATION REQUESTED BY:

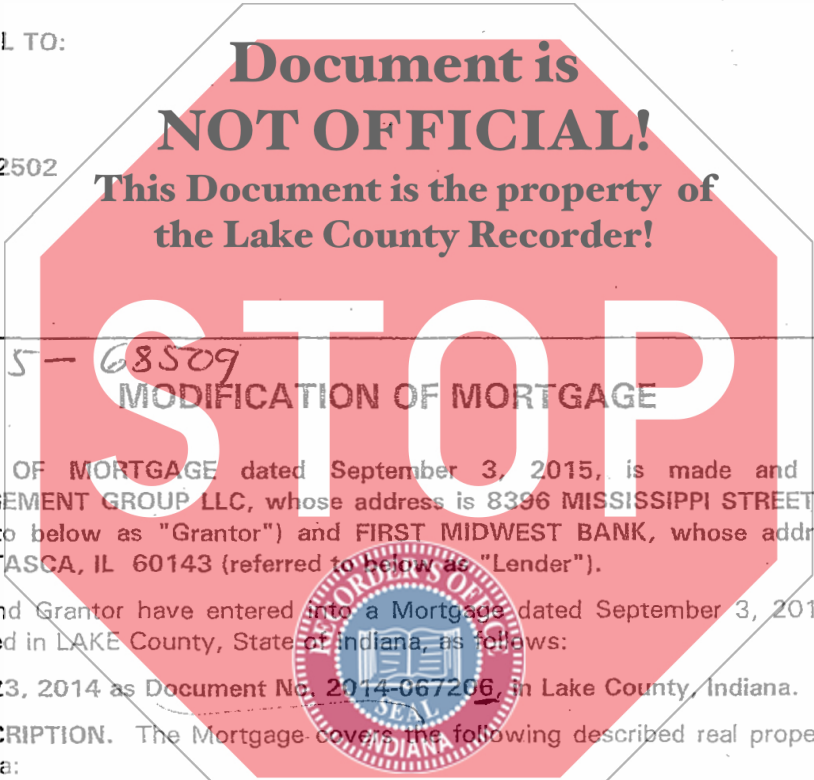
FIRST MIDWEST BANK
HIGHLAND GROVE
ONE PIERCE PLACE
SUITE 1500
ITASCA, IL 60143

WHEN RECORDED MAIL TO:

First Midwest Bank
Gurnee Branch
P.O. Box 9003
Gurnee, IL 60031-2502

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the Lake County Recorder!**



215029175-68509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 3, 2015, is made and executed between MERRILLVILLE MANAGEMENT GROUP LLC, whose address is 8396 MISSISSIPPI STREET, MERRILLVILLE, IN 464106293 (referred to below as "Grantor") and FIRST MIDWEST BANK, whose address is ONE PIERCE PLACE, SUITE 1500, ITASCA, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 3, 2014 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

Recorded October 23, 2014 as Document No. 2014-067206, in Lake County, Indiana.

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 8396 MISSISSIPPI STREET, MERRILLVILLE, IN 464106293. The Real Property tax identification number is 45-12-22-478-005.000-030; 45-12-22-479-001.000-030; 45-12-22-478-004.-000-030.

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

1. Ret
\$ 29.00
M. E
100582170
100582297

**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 68509

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(i) TO DELETE THE DEFINITION OF "NOTE" THEREIN ITS ENTIRETY AND REPLACE IT WITH THE FOLLOWING: "NOTE. THE WORD "NOTE" MEANS THE PROMISSORY NOTES DATED SEPTEMBER 3, 2015 IN THE ORIGINAL PRINCIPAL AMOUNTS OF \$300,000.00 AND \$380,141.84 FROM BORROWER TO LENDER, TOGETHER WITH ALL RENEWALS OF, EXTENSIONS OF, MODIFICATIONS OF, REFINANCINGS OF, CONSOLIDATIONS OF, AND SUBSTITUTIONS FOR THE PROMISSORY NOTES OR AGREEMENTS. THE MATURITY DATE OF THE NOTE IS SEPTEMBER 3, 2020. NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE."

(ii) TO DELETE "\$1,500,000.00" FROM THE DEFINITION OF "MAXIMUM LIEN" AND INSERT IN LIEU THEREOF THE FOLLOWING: "\$2,040,425.52".

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 SEPTEMBER 3, 2015.

GRANTOR:

MERRILLVILLE MANAGEMENT GROUP LLC

By:

RENEE RAMON DOUGHMAN, Manager of MERRILLVILLE
MANAGEMENT GROUP LLC



MODIFICATION OF MORTGAGE
(Continued)

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LENDER:

FIRST MIDWEST BANK

Marnat Reed
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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NOT OFFICIAL!

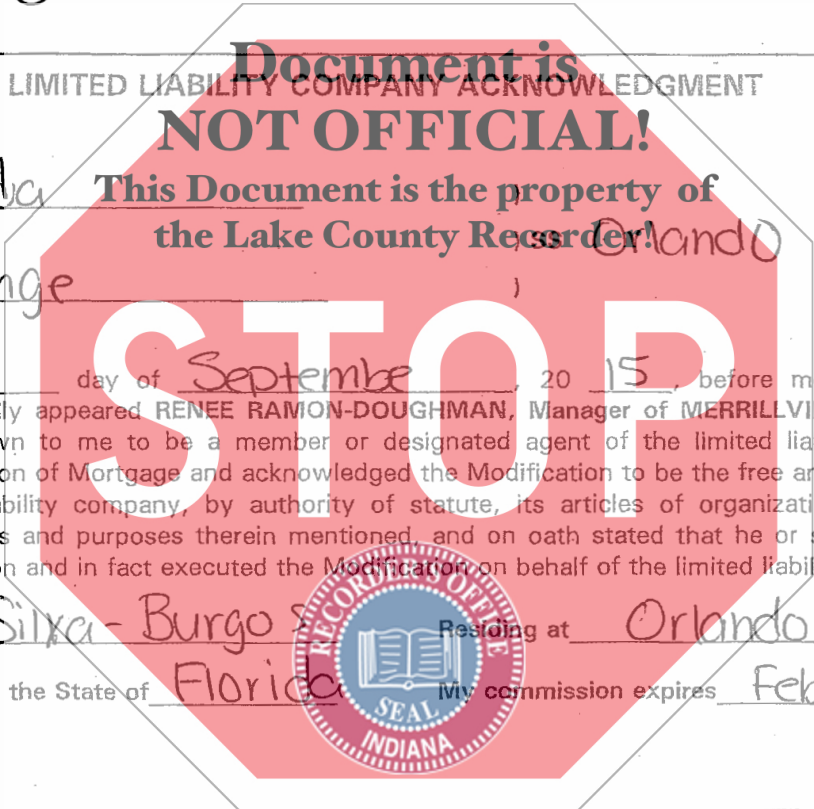
STATE OF Florida This Document is the property of
the Lake County Recorder!

COUNTY OF Orange

On this 11th day of September, 20 15, before me, the undersigned Notary Public, personally appeared RENEE RAMON-DOUGHMAN, Manager of MERRILLVILLE MANAGEMENT GROUP 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 Karla Silva-Burgo Residing at Orlando, FL

Notary Public in and for the State of Florida My commission expires Feb. 24th, 2018



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 68509

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LENDER ACKNOWLEDGMENT

STATE OF INDIANA)

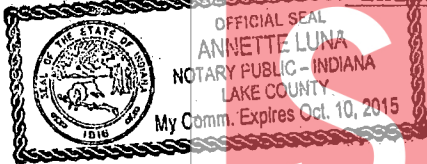
) SS

COUNTY OF LAKE)

On this 15th day of September, 20 15, before me, the undersigned Notary Public, personally appeared Diannah Sneed and known to me to be the Comm'l Banking Officer, authorized agent for FIRST MIDWEST BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FIRST MIDWEST BANK, duly authorized by FIRST MIDWEST BANK 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 MIDWEST BANK.

By Annette Luna Residing at Lake County Indiana
This Document is the property of the Lake County Recorder!

Notary Public in and for the State of Indiana My commission expires 10/10/15



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 (Emergency Colcol).

This Modification of Mortgage was prepared by FIRST MIDWEST BANK

EXHIBIT A

PARCEL 1:

Part of Parcel 3 of Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described by metes and bounds, as follows:

Part of the East Half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana, described as beginning at a point lying 40 feet West of the East line of said Section 22 and 1480.19 feet South of said South line; thence West 310 feet; thence South and parallel with said East line, 250 feet; thence East, 310 feet to a point lying 40 feet West of said East line; thence North and parallel with said East line 250 feet to the point of beginning.

PARCEL 2:

Part of Parcel 1 of Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77, and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described by metes and bounds, as follows:

Part of the East half of the Southeast Quarter of Section 22, Township 35 North, Range 8 West of the 2nd Principal Meridian, Lake County, Indiana, described as: Beginning at a point 1,808.65 feet South of the Northeast corner of Parcel 1, said point being the intersection of the West right-of-way line of Mississippi Street and the South right-of-way line of Park Drive, now known as East 84th Avenue; thence South along the West right-of-way line of Mississippi Street, a distance of 200 feet; thence West and parallel to the South right-of-way line of Park Drive, now known as East 84th Avenue, a distance of 310 feet to the East right-of-way line of Century Drive, now known as Indiana Street; thence North along the East right-of-way line of Century Drive, now known as Indiana Street, a distance of 200 feet to the South right-of-way line of Park Drive, now known as East 84th Avenue; thence East along the South right-of-way line of Park Drive, now known as East 84th Avenue, a distance of 310 feet to the point of beginning, being a part of Parcel 1, Westlake Plaza, as per plat thereof, recorded in Plat Book 47, page 77, and as amended by

Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494.

PARCEL 3:

Part of Parcel 3 of Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in the Office of the Recorder of Lake County, Indiana, described by metes and bounds, as follows:

The North 23.6 feet of the South 273.6 feet of Parcel 3 in Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in Lake County, Indiana.

PARCEL 4:

All of the rights and easements appurtenant to Parcels 1, 2 and 3 created by that certain easement for storm drainage dated September 1, 1981, executed by and among the Town of Merrillville, Indiana, a Municipal corporation, and Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2851, recorded September 16, 1981 as Document No. 644115, in the Office of the Recorder of Deeds, Lake County, Indiana, over, under and across all of the following described property and all other easements and easement property specified in said easement:

Part of Parcel 3 of Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 305.00 feet to the point of beginning; thence continuing North along the East line of said Parcel 3, 239.58 feet; thence South 59 degrees 00 minutes 00 seconds West, 156.27 feet; thence North 32 degrees 00 minutes 00 seconds West, 199.49 feet to the Southerly right-of-way line of East 83rd Avenue; thence Southwesterly along said Southerly right-of-way line of East 83rd Avenue, an arc length of 62.52 feet; thence continuing Southwesterly along said Southerly right-of-way line of East 83rd Avenue and becoming the Easterly right-of-way line of Indiana Street, an arc length of 30.01 feet; thence East 15.00 feet; thence South 08 degrees 02 minutes 18 seconds East 284.19 feet, more or less, to a point lying 55.00 feet East of said Easterly right-of-way line of Indiana Street and 305.00 feet North of the North right-of-way line of East 84th Avenue; thence East, 255.00 feet to the point of beginning.

PARCEL 5:

All of the rights and easements appurtenant to Parcels 1, 2 and 3 created by that

certain drainage easement dated August 19, 1981, executed by and among Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2680 and Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2851, recorded August 20, 1981 as Document No. 641009, in the Office of the Recorder of Deeds, Lake County, Indiana, over, under and across all of the following described property and all other easements and easement property specified in said easement:

Part of Parcel 3 of Westlake Plaza, in the Town of Merrillville, as per plat thereof, recorded in Plat Book 47, page 77 and as amended by Certificates of Correction recorded as Document Nos. 422236, 422237 and 425494, in Lake County, Indiana, described by metes and bounds, as follows:

The North 200.00 feet of the South 493.60 feet of the East 33.00 feet of Parcel 3, in Westlake Plaza as the same appears of record in Plat Book 47, page 77, in the Office of the Recorder of Lake County, Indiana.

PARCEL 6:

All of the rights and easements appurtenant to Parcels 1, 2 and 3 created by that certain easement for storm drainage sewer dated September 21, 1981, executed by and among Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2680 and Lake County Trust Company, an Indiana corporation, as Trustee of Trust No. 2851, recorded September 22, 1981 as Document No. 644634, in the Office of the Recorder of Deeds, Lake County, Indiana, as amended by that certain amendment to easement for storm drainage sewer by Trust No. 2680 recorded September 22, 1981, as Document No. 644635 in the Office of the Recorder of Deeds, Lake County, Indiana, over, under and across all of the following described property and all other easements and easement property specified in said easement:

(A) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47, page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet to the point of beginning; thence West and parallel with the South line of said Parcel 3, 11.31 feet; thence North 25 degrees 32 minutes 03 seconds West 34.80 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence East 16.62 feet; thence South 25 degrees 32 minutes 03 seconds East, 22.48 feet to the East line of said Parcel 3; thence South along the East line of said Parcel 3, 11.12 feet to the point of beginning;

(B) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said

Parcel 3, 273.60 feet; thence West and parallel with the South line of said Parcel 3, 29.48 feet to the point of beginning; thence North 03 degrees 38 minutes 40 seconds West, 31.46 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence West, 15.04 feet; thence South 03 degrees 38 minutes 40 seconds East, 31.46 feet; thence East 15.04 feet to the point of beginning.

(C) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet; thence West and parallel with the South line of said Parcel 3, 185.50 feet to the point of beginning; thence North 31.40 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence West, 15.00 feet; thence South 31.40 feet; thence East, 15.00 feet to the point of beginning.

(D) Part of Parcel 3, Westlake Plaza, as the same appears of record in the Office of the Recorder of Lake County, Indiana, in Book 47 page 77, described as Commencing at the Southeast corner of said Parcel 3; thence North along the East line of said Parcel 3, 273.60 feet; thence West and parallel with the South line of said Parcel 3, 252.42 feet to the point of beginning; thence North 27 degrees 00 minutes 05 seconds East, 35.24 feet to a line lying 305 feet North of and parallel with the South line of said Parcel 3; thence West, 16.84 feet; thence South 27 degrees 00 minutes 05 seconds West, 35.24 feet; thence East 16.84 feet to the point of beginning.

8396 Mississippi Street, Merrillville, Indiana 46410-6293

P.I.N. #45-12-22-479-001.000-030, 45-12-22-478-004.000-030, 45-12-22-478-005.000-030 LAKE CO. INDIANA

