

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 073061

2015 OCT 29 AM 9:35

MICHAEL B. BROWN
RECORDER

13

**FIRST AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS & EASEMENTS FOR
MUNSTER SHOPS CONDOMINIUM**

MC-8201, LLC, an Indiana limited liability company ("Declarant"), makes this First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium under the Indiana Condominium Law, Ind. Code § 32-25, *et seq.* ("Act") on October 22, 2015.

RECITALS

A. Declarant created the Munster Shops Condominium by recording the Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium in the Office of the Recorder of Lake County, Indiana on October 28, 2011 as Document No. 2011-060369 ("Declaration"). Defined terms in this Amendment have the same definition as in the Declaration.

B. Declarant is the developer of certain real estate legally described on Exhibit A to the Declaration ("Property").

C. Declarant reserved the right to amend the Declaration.

D. Declarant wishes to add certain real estate to the Property to create additional Units and to amend the Declaration accordingly.

NOW THEREFORE, Declarant, by execution of this Amendment, wishes to reconfigure the Units of the Condominium.

1. **Expandable Real Estate.** Pursuant to Paragraph 15.5 of the Declaration, the real estate legally described on Exhibit E-1 attached hereto and known as the Expandable Real Estate is hereby subjected to the Declaration.

2. **Parcel.** Paragraph 1.21 is hereby amended to provide that the term "Parcel" is hereby deemed to mean the real estate legally described on Exhibit A-1 attached hereto.

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FILED

OCT 29 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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9/18/15
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3. Exhibit B-1 – Floor Plans. Exhibit B to the Declaration is hereby deleted from the Declaration and the attached Exhibit B-1 is inserted in lieu thereof, which are the revised floor plans of the Munster Shops.

4. Exhibit C-1 – Percentages of Ownership. Exhibit C to the Declaration is hereby deleted from the Declaration and the attached Exhibit C-1 is inserted in lieu thereof, which are the percentages of ownership in the Common Elements.

5. Exhibit D-1 – Parking and Driveway Easements. Exhibit D to the Declaration is hereby deleted from the Declaration and the attached Exhibit D-1 is inserted in lieu thereof, which is a diagram showing parking and driveway (ingress-egress) easements.

6. Description. Paragraph 2.1 of the Declaration is hereby deleted from the Declaration and the following is inserted in lieu thereof:

2.1. Description. All Units are delineated on the Plat. Except as provided by the Act, no Unit Owner shall, by deed, plat, or otherwise, subdivide or in any other manner cause the Unit to be separated into any tracts or parcels different from the whole Unit as shown on the Plat. It is understood that each Unit consists of the space enclosed or bounded by the horizontal and vertical planes set forth and identified as a Unit in the delineation thereof on the Plat. The Building consists of two separate structures each with one floor with no basement and three (3) Units (subject to change as described herein). The legal description of each Unit shall consist of the identifying number of such Unit, followed by the legal description of the Property. By way of example:

Unit _____ in Munster Shops Condominium according to the Declaration of Covenants, Conditions, Restrictions & Easements of Munster Shops Condominium recorded as Document No 2011 060369 on October 28, 2011, in the Office of the Recorder of Lake County, Indiana, as amended by First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium recorded as Document No. _____ on _____, 2015.

IN WITNESS WHEREOF, the undersigned Declarant has caused this First Amendment of Declaration to Real Estate to be executed the day and year first above written.

MC-8201, LLC, an Indiana limited liability company

By: *Bruce E. Boyer, Mgr.*
Bruce E. Boyer, Manager

STATE OF INDIANA)
)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Bruce E. Boyer, Manager of MC-8201, LLC, an Indiana limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of MC-8201, LLC, an Indiana limited liability company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of October, 2015.

Commission Expires: 7-10-19
County of Residence: Lake *Brenda Hipp*, Notary Public

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. Victor H. Prasco

This Instrument Prepared by, and After Recording Return to:
Victor H. Prasco, Burke Costanza & Carberry LLP
9191 Broadway, Merrillville, IN 46410

{File: 01527908.DOC}



EXHIBIT A-1

Lot 2 in the Revised Munster Shops Addition to the Town of Munster, Lake County, Indiana, as shown in Plat Book 105, page 59, and recorded as Document No. 2012 025868 on April 18, 2012 in the Office of the Recorder in Lake County, Indiana,

(which includes the real estate formerly known as Lots 1, 2, 3 and 4 in Calumet Ridge Addition to the Town of Munster, as shown on Plat Book 19, page 33 in Lake County, Indiana)



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MUNSTER SHOPS CONDOMINIUMS

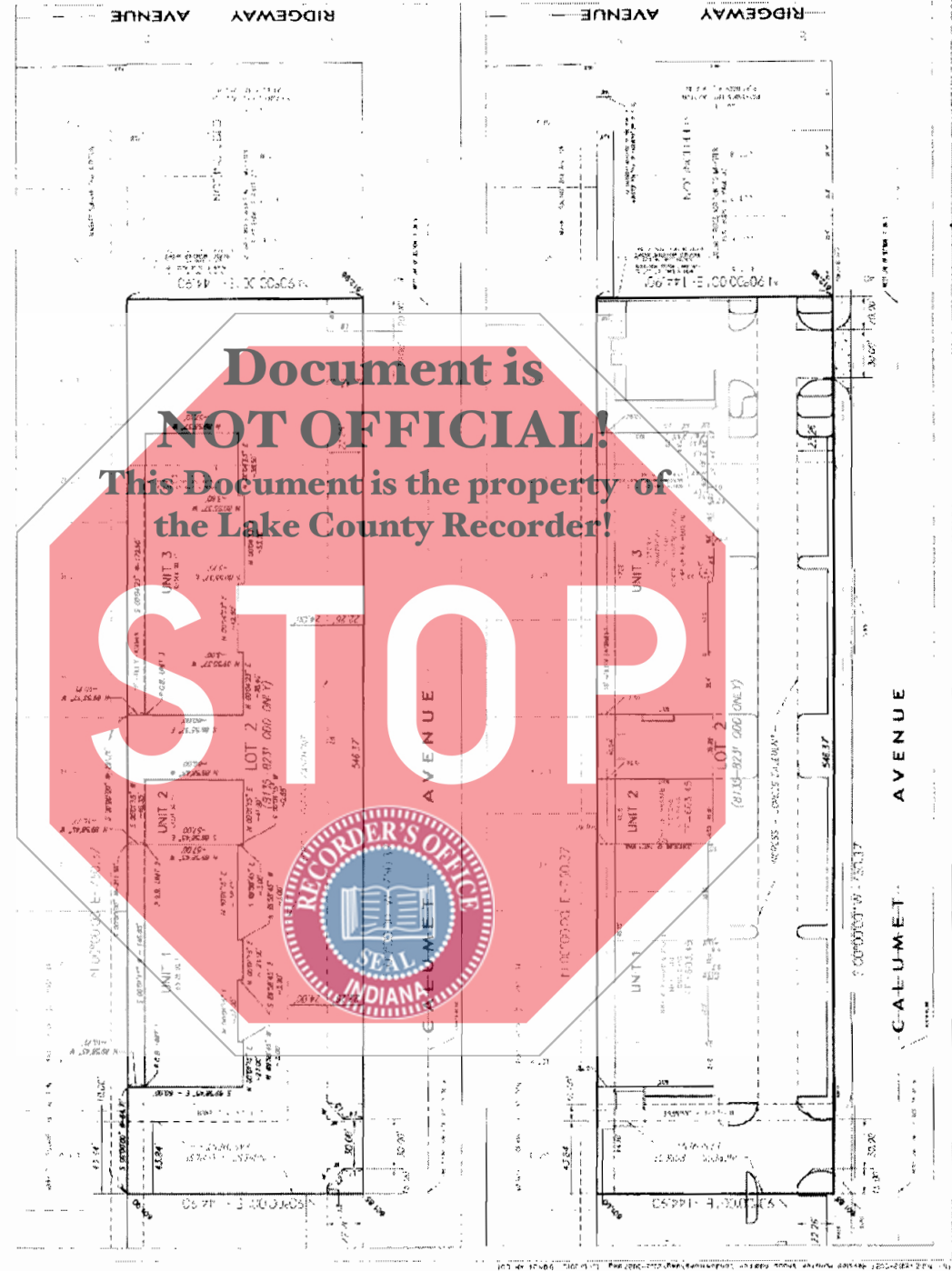
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1967 AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, INDIANA. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:

THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:

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THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:

NO.	DESCRIPTION	AREA
1	UNIT 1	1,234.56
2	UNIT 2	1,234.56
3	UNIT 3	1,234.56
4	UNIT 4	1,234.56
5	UNIT 5	1,234.56
6	UNIT 6	1,234.56
7	UNIT 7	1,234.56
8	UNIT 8	1,234.56
9	UNIT 9	1,234.56
10	UNIT 10	1,234.56
11	UNIT 11	1,234.56
12	UNIT 12	1,234.56
13	UNIT 13	1,234.56
14	UNIT 14	1,234.56
15	UNIT 15	1,234.56
16	UNIT 16	1,234.56
17	UNIT 17	1,234.56
18	UNIT 18	1,234.56
19	UNIT 19	1,234.56
20	UNIT 20	1,234.56



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 RECORDERS OFFICE
 SEAL
 INDIANA
 DOCUMENT

EXHIBIT B-1

EXHIBIT C-1

Percentages of Ownership

Unit 1	40.36%
Unit 2	11.49%
Unit 3	48.15%
	<hr/>
	100%



MUNSTER SHOPS
CONDOMINIUMS

GRAPHIC SCALE
1" = 10'-0"

NO.	DESCRIPTION	DATE
1	AS BUILT SURVEY	10/15/2014
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	
14	REVISION	
15	REVISION	
16	REVISION	
17	REVISION	
18	REVISION	
19	REVISION	
20	REVISION	

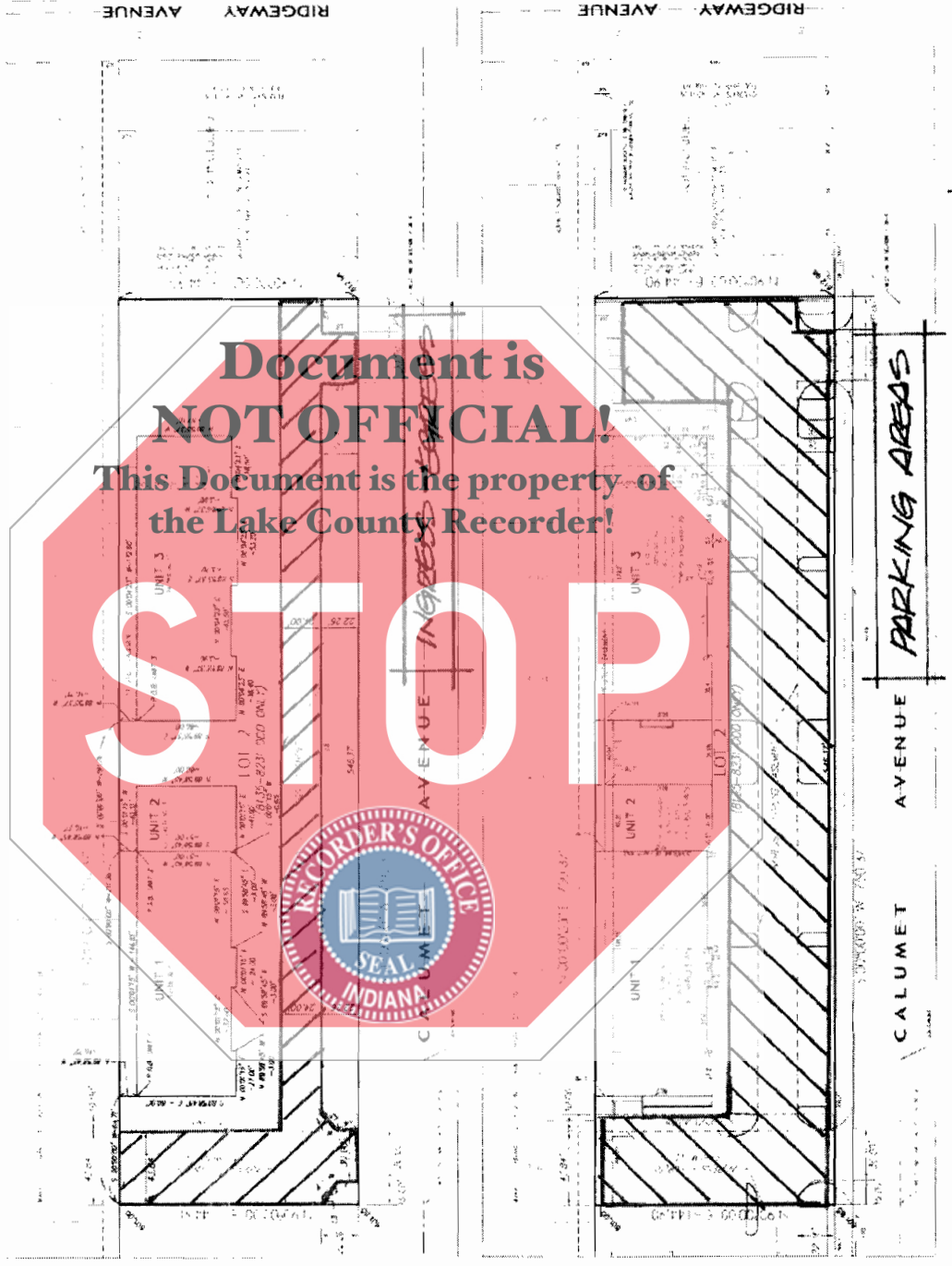


EXHIBIT - D-1

EXHIBIT E-1

Lots 1, 2, 3 and 4 in Calumet Ridge Addition to the Town of Munster, as shown on Plat Book 19,
page 33 in Lake County, Indiana.



**JOINDER AND CONSENT
TO
FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS & EASEMENTS FOR MUNSTER SHOP CONDOMINIUM**

The undersigned, being the President of the Munster Shops Property Owners' Association, Inc., an Indiana not-for-profit corporation, hereby joins in this First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium for purposes of acknowledging and agreeing that such amendments which are made to the Declaration are made with consent of the undersigned.

IN WITNESS WHEREOF, the undersigned has joined and consented to this document on this 22 day of October, 2015.

Munster Shops Property Owners' Association, Inc.

**Document is
NOT OFFICIAL!**
By: Bruce E. Boyer, Pres.
Its: President

STATE OF INDIANA)
COUNTY OF LAKE)

**This Document is the property of
the Lake County Recorder!**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Bruce E. Boyer, as President of Munster Shops Property Owners' Association, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such an authorized representative, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Munster Shops Property Owners' Association, Inc. for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of October, 2015.

Commission Expires:
County of Residence:



Brenda Hipp
Brenda Hipp, Notary Public

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**CONSENT OF MORTGAGEE
TO
FIRST AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS & EASEMENTS FOR
MUNSTER SHOPS CONDOMINIUM**

Styliades Enterprises, LLC, holder of a mortgage on Units 1 and 3 in Munster Shops Condominium dated October 31, 2008, and recorded August 12, 2009 as Document No. 2009 055662 in the Office of the Recorder of Lake County, Indiana, hereby consents to the execution and recording of the First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium, and agrees that said mortgage is subject to the provisions of said Declaration, as amended.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers on its behalf on this 15th day of October, 2015.

Document is NOT OFFICIAL!

By: _____
Name: James Thomas
Its: MSR

STATE OF INDIANA)

COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that James Thomas, as Manager of Styliades Enterprises, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such an authorized representative, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Styliades Enterprises, LLC for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of October, 2015.

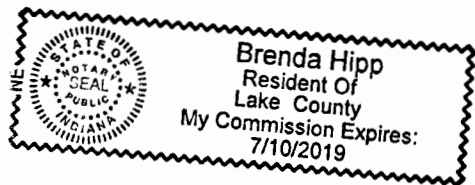
Commission Expires:

County of Residence:

{File: 01527908.DOC}



Brenda Hipp, Notary Public



**JOINDER AND CONSENT
TO
FIRST AMENDMENT OF DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS & EASEMENTS FOR MUNSTER SHOP CONDOMINIUM**

The undersigned, being the Owner of Unit 2 in Munster Shops Condominium, hereby joins in this First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium for purposes of acknowledging and agreeing that such amendments which are made to the Declaration are made with consent of the undersigned.

IN WITNESS WHEREOF, the undersigned have joined and consented to this document on this 16 day of October, 2015.

Owner:

Document is NOT OFFICIAL!
By: [Signature]
As: Owner John Lisac

STATE OF INDIANA **This Document is the property of**
COUNTY OF LAKE **the Lake County Recorder!**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that John Lisac, as owner of Unit 2 in Munster Shops Condominium personally known to me to be the same person whose name is subscribed to the foregoing instrument as such an authorized representative, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of John Lisac for the uses and purposes therein set forth.

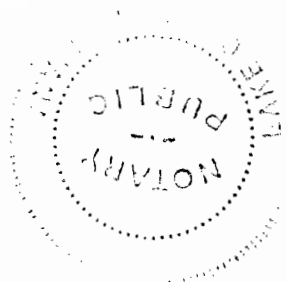
Given under my hand and Notarial Seal this _____ day of October, 2015.

Commission Expires: 3/1/18
County of Residence: LaKE



[Signature]
Kathrin M. Freileng Notary Public

{File: 01527908.DOC}



**CONSENT OF MORTGAGEE
TO
FIRST AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS & EASEMENTS FOR
MUNSTER SHOPS CONDOMINIUM**

First Midwest Bank, holder of a mortgage on Units 1 and 3 in Munster Shops Condominium dated June 15, 2011, and recorded June 23, 2011 as Document No. 2011 034149 in the Office of the Recorder of Lake County, Indiana, hereby consents to the execution and recording of the First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium, and agrees that said mortgage is subject to the provisions of said Declaration, as amended.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers on its behalf on this 14 day of October, 2015.

Document is NOT OFFICIAL!
By: Robert Farina
Name: Robert Farina
Its: First Midwest Bank
This Document is the property of the Lake County Recorder!

STOP

STATE OF INDIANA)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Robert Farina, as VICE PRESIDENT of First Midwest Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such an authorized representative, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of First Midwest Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 14 day of October, 2015.

Commission Expires: _____
County of Residence: Cook
{File: 01527908.DOC}

Anna Mercurio
Notary Public
Mount Prospect



**CONSENT OF MORTGAGEE
TO
FIRST AMENDMENT OF DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS & EASEMENTS FOR
MUNSTER SHOPS CONDOMINIUM**

Peoples Bank SB, holder of a mortgage on Unit 2 in Munster Shops Condominium dated November 1, 2011, and recorded November 4, 2011 as Document No. 2011 061872 in the Office of the Recorder of Lake County, Indiana, hereby consents to the execution and recording of the First Amendment of Declaration of Covenants, Conditions, Restrictions & Easements for Munster Shops Condominium, and agrees that said mortgage is subject to the provisions of said Declaration, as amended.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed by its duly authorized officers on its behalf on this 13th day of October, 2015.



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By: [Signature]
Name: Ronald P. Knestrict
Its: Vice President, Business Banker

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STATE OF INDIANA)
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Ronald P. Knestrict, as Vice President, Business Banker of Peoples Bank SB, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such an authorized representative, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Munster Shops Condominium for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of October, 2015.

Commission Expires:
{File: 01527908.DOC}



[Signature]
Sandra J. Duda