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2016 000361

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 JAN -5 PM 2:21

MICHAEL B. BROWN
RECORDER

RECORDATION REQUESTED BY:
CENTIER BANK
Business Banking Corporate Center
600 East 84th Avenue
Merrillville, IN 46410

WHEN RECORDED MAIL TO:
CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410

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SEND TAX NOTICES TO:
DON BALES, INC., AN INDIANA
CORPORATION
10102 W 181ST AVE
LOWELL, IN 46356-9461

Document is
MODIFICATION OF MORTGAGE
NOT OFFICIAL!

THIS MODIFICATION OF MORTGAGE dated December 20, 2015, is made and executed between DON BALES, INC., AN INDIANA CORPORATION, whose address is 10102 W 181ST AVE, LOWELL, IN 46356-9461 (referred to below as "Grantor") and CENTIER BANK, whose address is 600 East 84th Avenue, Merrillville, IN 46410 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 20, 2007 (the "Mortgage") which has been recorded in LAKE County, State of Indiana, as follows:

The Security Instrument was recorded on January 15, 2008 in the record of Lake County, Indiana at 2293 North Main Street, Crown Point, Indiana as Document Number 2008 003337 in the original amount of \$109,000.00.

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

A part of the Southeast 1/4 of Section 21, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point on the South line of said Section 21, 400 feet East of the East right of way line of N.Y.C. Railroad; thence East, along said line (which is also the center line of State Highway No. 2) to the center of a creek, 256.6 feet; thence to the North, along said creek center line 408.7 feet to an iron pipe; thence North by Northwest along said center line 409 feet; thence West by Northwest 88.5 feet to an iron pipe; thence South 808.8 feet to the place of beginning.

The Real Property or its address is commonly known as 10102 WEST 181ST AVENUE, LOWELL, IN 46356-9461.

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

The Original Mortgage amount has increased from \$109,000.00 to \$125,000.00.

The Maximum Lien. The lien of this Mortgage shall not exceed at any one time \$250,000.00.

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

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MODIFICATION OF MORTGAGE
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by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledged 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 DECEMBER 20, 2015.

GRANTOR:

DON BALES, INC., AN INDIANA CORPORATION

By: *Garry A Bales Pres*
GARRY A. BALES, President of DON BALES, INC., AN INDIANA CORPORATION

LENDER:

CENTIER BANK

X *Thomas Neuffer*
Thomas D. Neuffer, Vice President



CORPORATE ACKNOWLEDGMENT

STATE OF Indiana)
COUNTY OF Lake) SS

"Official Seal"
Kristin N. McLean
Notary Public, State of Indiana
Resident of Lake County IN
My commission expires
January 22, 2023

On this 17th day of December, 20 15, before me, the undersigned Notary Public, personally appeared GARRY A. BALES, President of DON BALES, INC., AN INDIANA CORPORATION, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By *Kristin N. McLean*
Notary Public in and for the State of IN

Residing at Lake
My commission expires 1/22/23

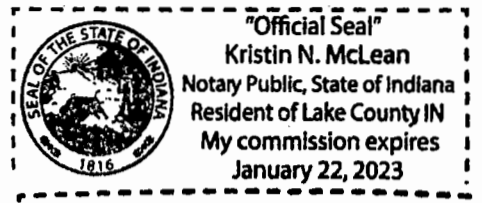
MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Lake

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On this 17th day of December, 20 15, before me, the undersigned Notary Public, personally appeared **Thomas D. Neuffer** and known to me to be the **Vice President**, authorized agent for **CENTIER BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **CENTIER BANK**, duly authorized by **CENTIER 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 **CENTIER BANK**.

By Kristin N. McLean

Residing at Lake

Notary Public in and for the State of IN

My commission expires 1/22/23

**Document is
NOT OFFICIAL!**

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

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 (THOMAS D. NEUFFER, VICE PRESIDENT).

This Modification of Mortgage was prepared by: THOMAS D. NEUFFER, VICE PRESIDENT

