

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 054973

2016 AUG 12 AM 10:08

MICHAEL B. BROWN
RECORDER

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RECORDATION REQUESTED BY:
STANDARD BANK AND TRUST COMPANY
EASTERN REGION
7725 WEST 98th STREET
HICKORY HILLS, IL 60457

WHEN RECORDED MAIL TO:
STANDARD BANK AND TRUST COMPANY
EASTERN REGION
7725 WEST 98th STREET
HICKORY HILLS, IL 60457

SEND TAX NOTICES TO:
STANDARD BANK AND TRUST COMPANY
EASTERN REGION
7725 WEST 98th STREET
HICKORY HILLS, IL 60457

Document is
NOT OFFICIAL!

This Document is the property of
the Lake County Recorder!

STOP

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 5, 2016, is made and executed between B&F Investors Group, LLC, whose address is 18220 Harwood Ave., Ste. 2, Homewood, IL 60430 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 WEST 98th STREET, HICKORY HILLS, IL 60457 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 26, 2015 (the "Mortgage") which has been recorded in Lake County, State of Indiana, as follows:

Mortgage and Assignment of Rents recorded September 10, 2015 as Document Nos. 2015 062299 and 2015 062300.

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

PARCEL 1:

LOTS 1 AND 2, BLOCK 2, SEBERGER'S SUNNYSIDE ADDITION TO THE TOWN OF DYER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE 66, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 2 DEGREES 10 MINUTES 38 SECONDS WEST

OCONNOR TITLE SERVICES, INC.
162 W. HUBBARD ST
CHICAGO, IL 60654
6202-89

22
2/2/16
Cl. 53232
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**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 2015000988

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14.39 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE SOUTH 78 DEGREES 47 MINUTES 00 SECONDS EAST 125.41 FEET; THENCE NORTH 50 DEGREES 08 MINUTES 15 SECONDS EAST 16.71 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 2 DEGREES 48 MINUTES 31 SECONDS EAST 27.83 FEET ALONG SAID EAST LINE OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 78 DEGREES 47 MINUTES 00 SECONDS WEST 139.32 FEET ALONG THE SOUTHERN LINE OF SAID LOTS 1 AND 2 TO THE BEGINNING.

PARCEL 2:

LOT 3 BLOCK 2, SEBERGER'S SUNNYSIDE ADDITION TO THE TOWN OF DYER, AS SHOWN IN PLAT BOOK 28, PAGE 66, IN LAKE COUNTY INDIANA.

TOGETHER WITH THE VACATED EAST/WEST ALLEY LYING NORTH OF SAID LOTS 1 AND 2 AND SOUTH OF SAID LOT 3

The Real Property or its address is commonly known as 3 Joliet St., Dyer, IN 46311 . The Real Property tax identification number is

45-10-12-352-010.000-034

45-10-12-352-009.000-034

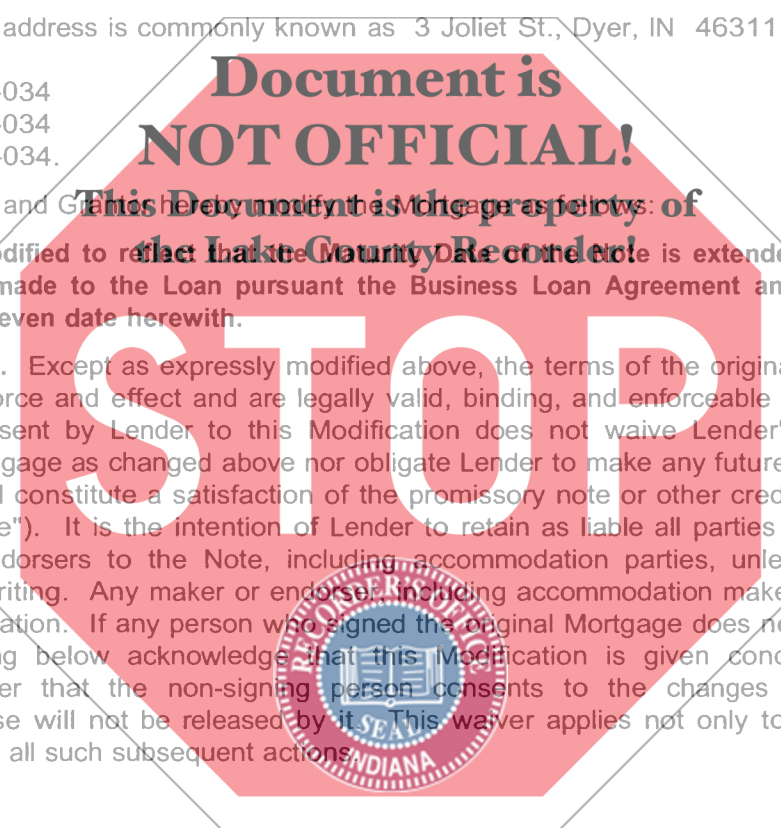
45-10-12-352-008.000-034.

**Document is
NOT OFFICIAL!**

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

The Mortgage is modified to reflect that the note is extended to June 5, 2021 and other changes are made to the Loan pursuant the Business Loan Agreement and the Change In Terms Agreement, both of even date herewith.

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.



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 2015000988

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 5, 2016.

GRANTOR:

B&F INVESTORS GROUP, LLC

By: [Signature]
Wayne E. Berryman, Jr., Manager of B&F Investors Group, LLC

LENDER:

STANDARD BANK AND TRUST COMPANY

X [Signature]
Authorized Signer



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Indiana

COUNTY OF Lake



) SS



On this 2nd day of August, 2016, before me, the undersigned Notary Public, personally appeared Wayne E. Berryman, Jr., Manager of B&F investors 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 [Signature]
Notary Public in and for the State of Indiana

Residing at Lake County
My commission expires 11-15-17

MODIFICATION OF MORTGAGE
(Continued)

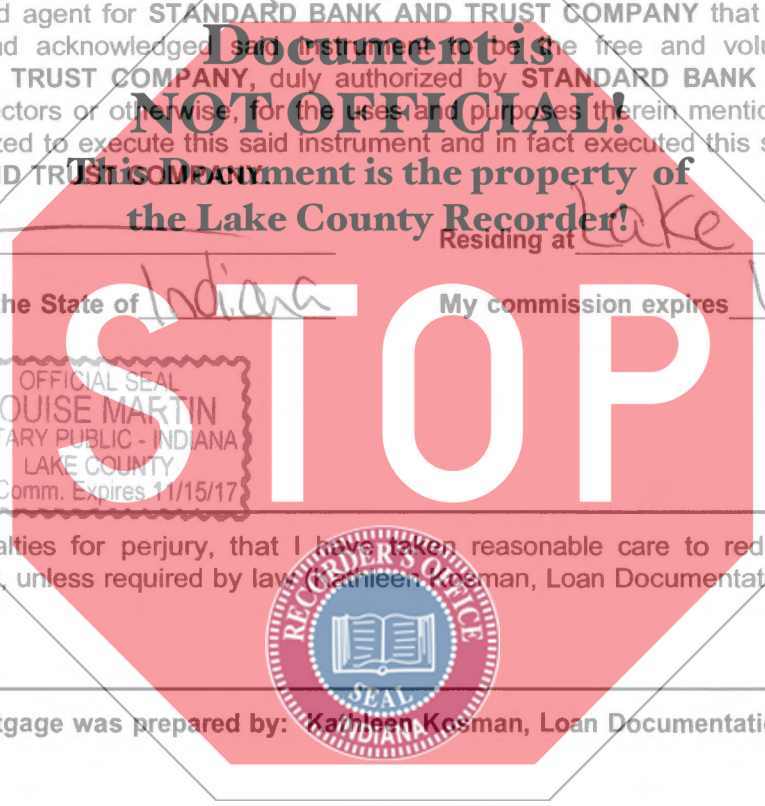
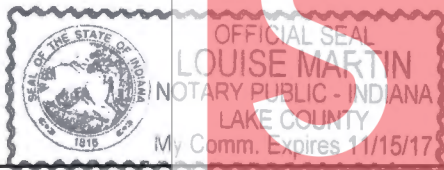
Loan No: 2015000988

LENDER ACKNOWLEDGMENT

STATE OF Indiana)
) SS
COUNTY OF Lake)

On this 2nd day of August, 2016, before me, the undersigned Notary Public, personally appeared Taffrey Pursoo and known to me to be the ASST. Vice President, authorized agent for STANDARD BANK AND TRUST COMPANY that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of STANDARD BANK AND TRUST COMPANY, duly authorized by STANDARD BANK AND TRUST COMPANY 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 STANDARD BANK AND TRUST COMPANY.

By [Signature] Residing at Lake County
Notary Public in and for the State of Indiana My commission expires 11-15-17



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 (Catherine Koeman, Loan Documentation Specialist).



This Modification of Mortgage was prepared by: Kathleen Kosman, Loan Documentation Specialist